

City of Riverside, CA  
February 25<sup>th</sup>, 2021

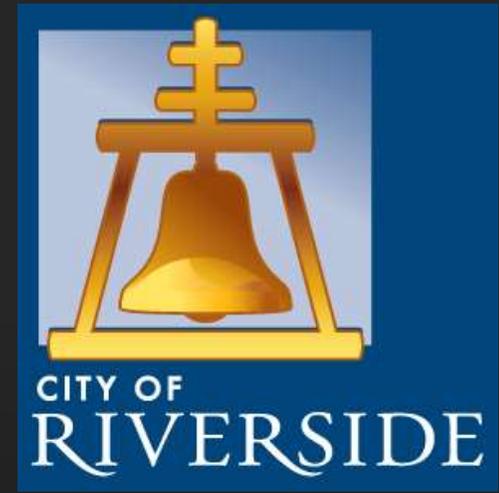
VIRTUAL PUBLIC WORKSHOP #3

**HOUSING AND PUBLIC SAFETY UPDATES  
& ENVIRONMENTAL JUSTICE POLICIES**

# Tonight's Agenda

1. Project Overview and Team Introduction
2. Housing Element Update – Preferred Alternative for RHNA Sites
3. Environmental Review (CEQA) Process and Next Steps
4. Public Safety Element Update and Environmental Justice Policies
5. Open Discussion
6. Stay Connected!

# STAY CONNECTED!

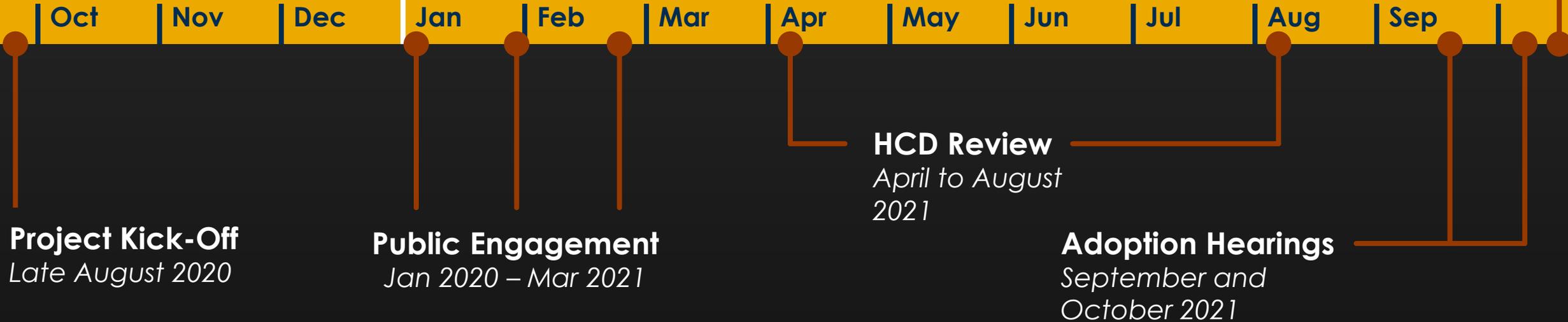


- Visit the Housing Element Update website and join the mailing list: [www.riversideca.gov/HousingUpdate](http://www.riversideca.gov/HousingUpdate)
- Ask a question or provide your comments by email: [MTaylor@riversideca.gov](mailto:MTaylor@riversideca.gov)
- Complete the online survey: <https://www.surveymonkey.com/r/YC97HBC>
- Online 3D Map: [hla.fyi/PreferredAlt3D](http://hla.fyi/PreferredAlt3D)
- Downloadable PDF Map: [hla.fyi/PreferredAltPDF](http://hla.fyi/PreferredAltPDF)
- Watch for future public meetings: **Planning Commission workshop on March 18th, 2021 & Early April for CEQA Environmental Review Kick-Off**

# PROJECT OVERVIEW and TIMELINE

2020 | 2021

**HCD Deadline**  
October 15, 2021



Public Review:

Round 1

Jan 7th

Potential Sites

Round 2

Jan 27th

RHNA Scenarios

Round 3

Feb 25th

Preferred Alternative

Round 4

Aug

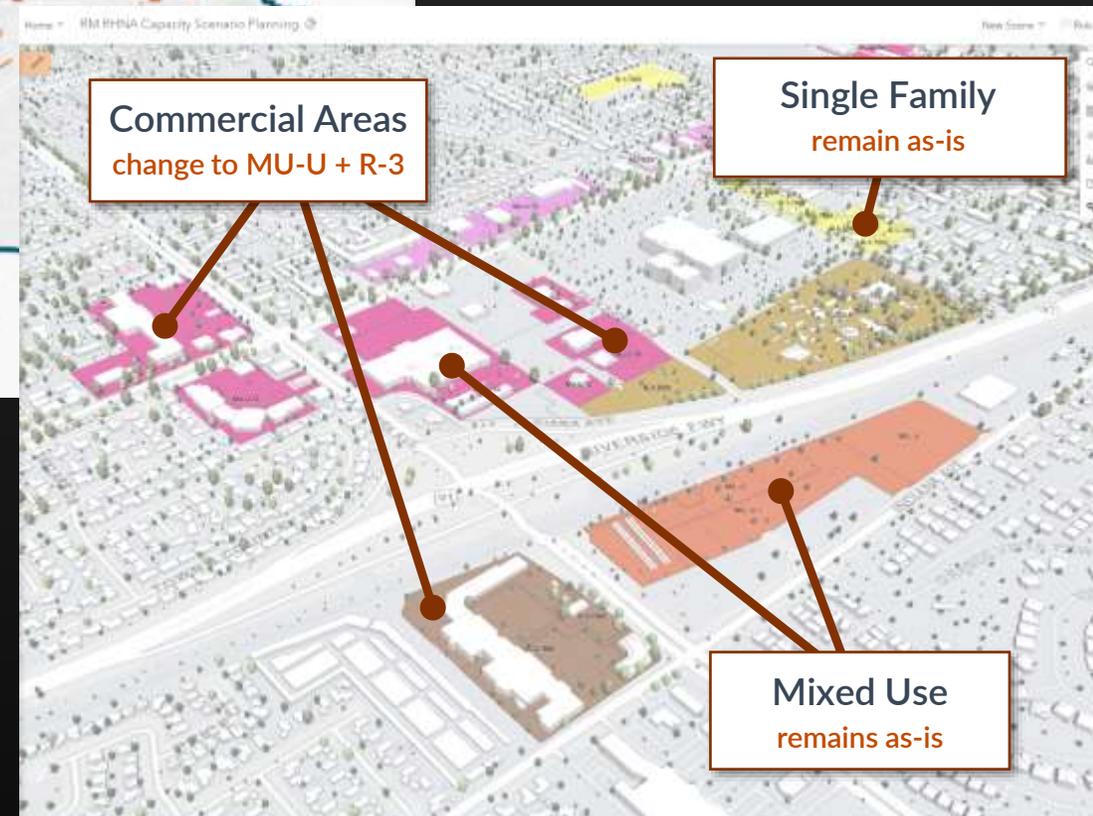
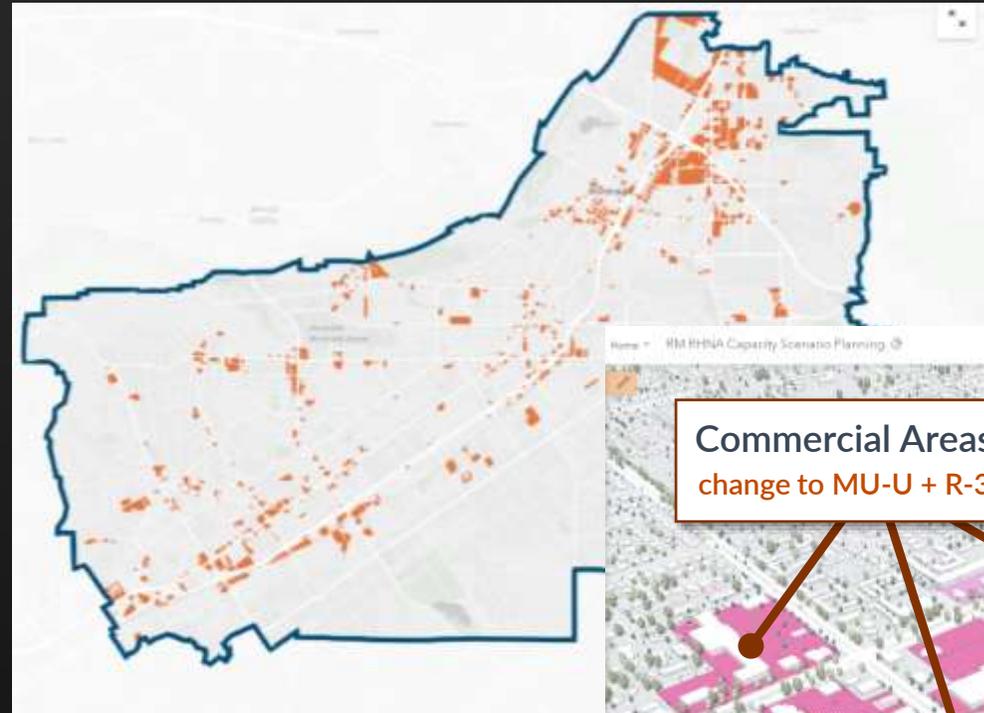
Final Draft of Housing Element

HCD Review Draft

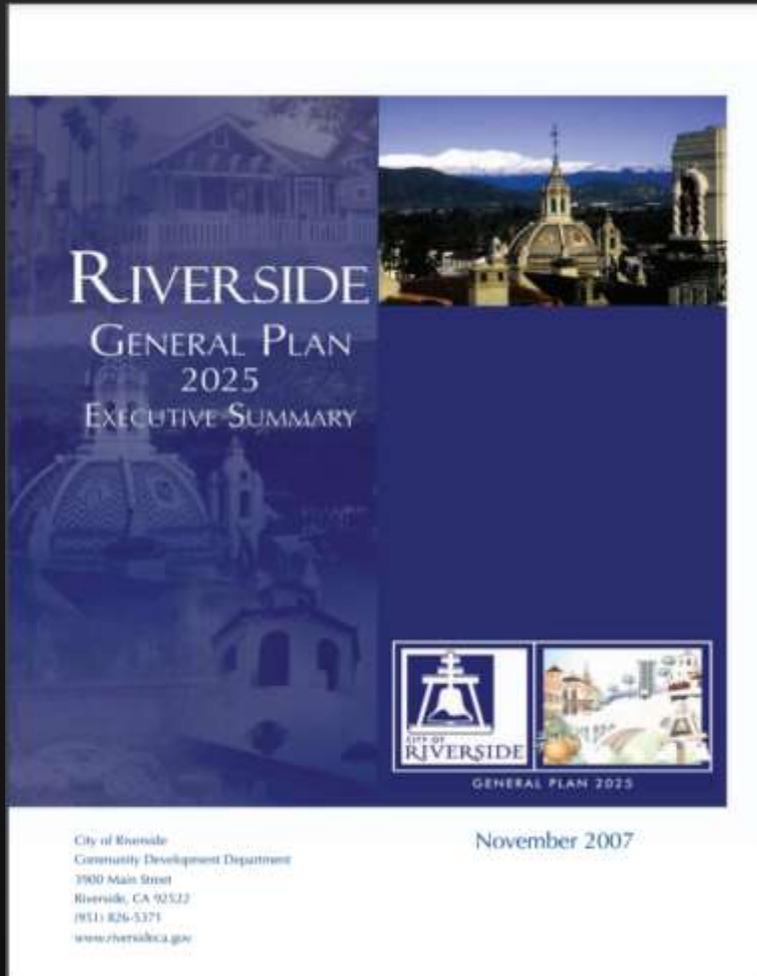
# Public Workshops #1 and #2

At previous public workshops on [January 7<sup>th</sup>, 2021](#) and [January 27<sup>th</sup>, 2021](#) we discussed potential locations for new housing and how we might accommodate that housing through zoning.

More information on previous meetings available on the City's [Housing Element Update project website](#).



# Relationship to General Plan



1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like housing, land use, transportation, services, and infrastructure
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.

# CONSULTANT TEAM



Lead  
Consultant



Housing



Environmental &  
Sustainability



Transportation



Community  
Outreach



Land Use  
Law

# CONSULTANT TEAM



Rob Matthews, AICP  
Houseal Lavigne



Brian Sims, GISP  
Houseal Lavigne



Veronica Tam, AICP  
VTA



Debra Leight  
ICF



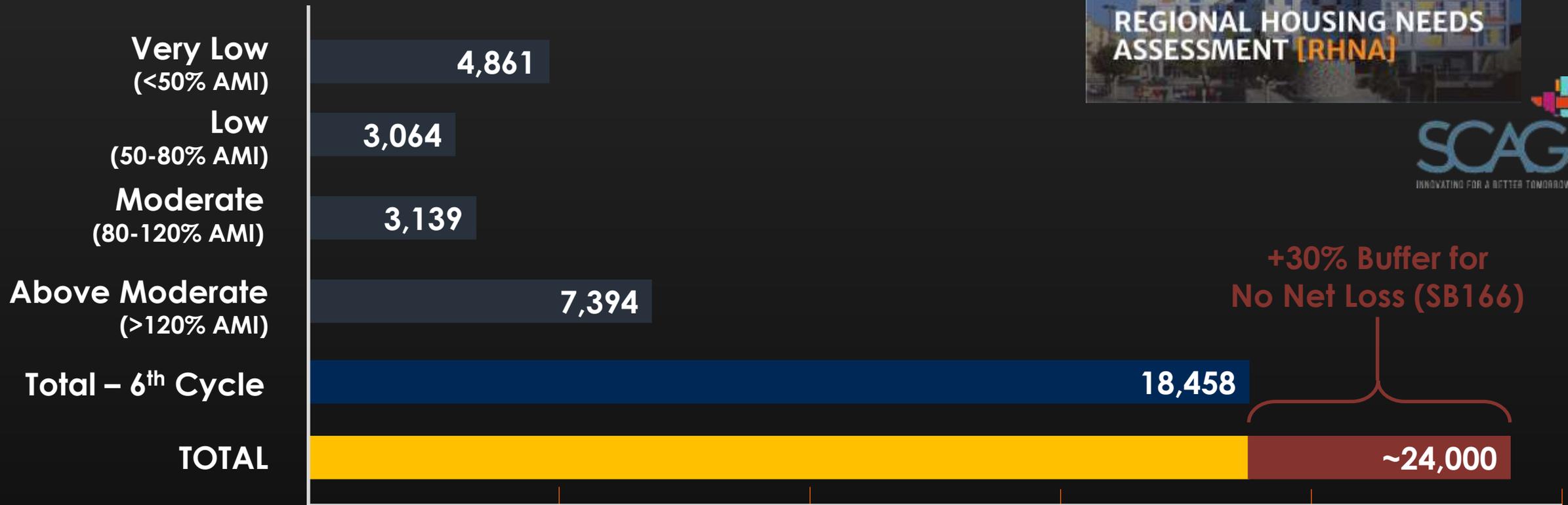
JC Lacey  
Arellano Associates

# Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all



# 6<sup>th</sup>-Cycle RHNA Allocation



# RHNA SCENARIOS

## SCENARIO PLANNING ENVISIONING MULTIPLE FUTURES



### Business as Usual

No changes to current zoning; this scenario does not allow us to meet RHNA target.

### Dispersed Growth

Meet RHNA target through lower intensity growth over a larger area.

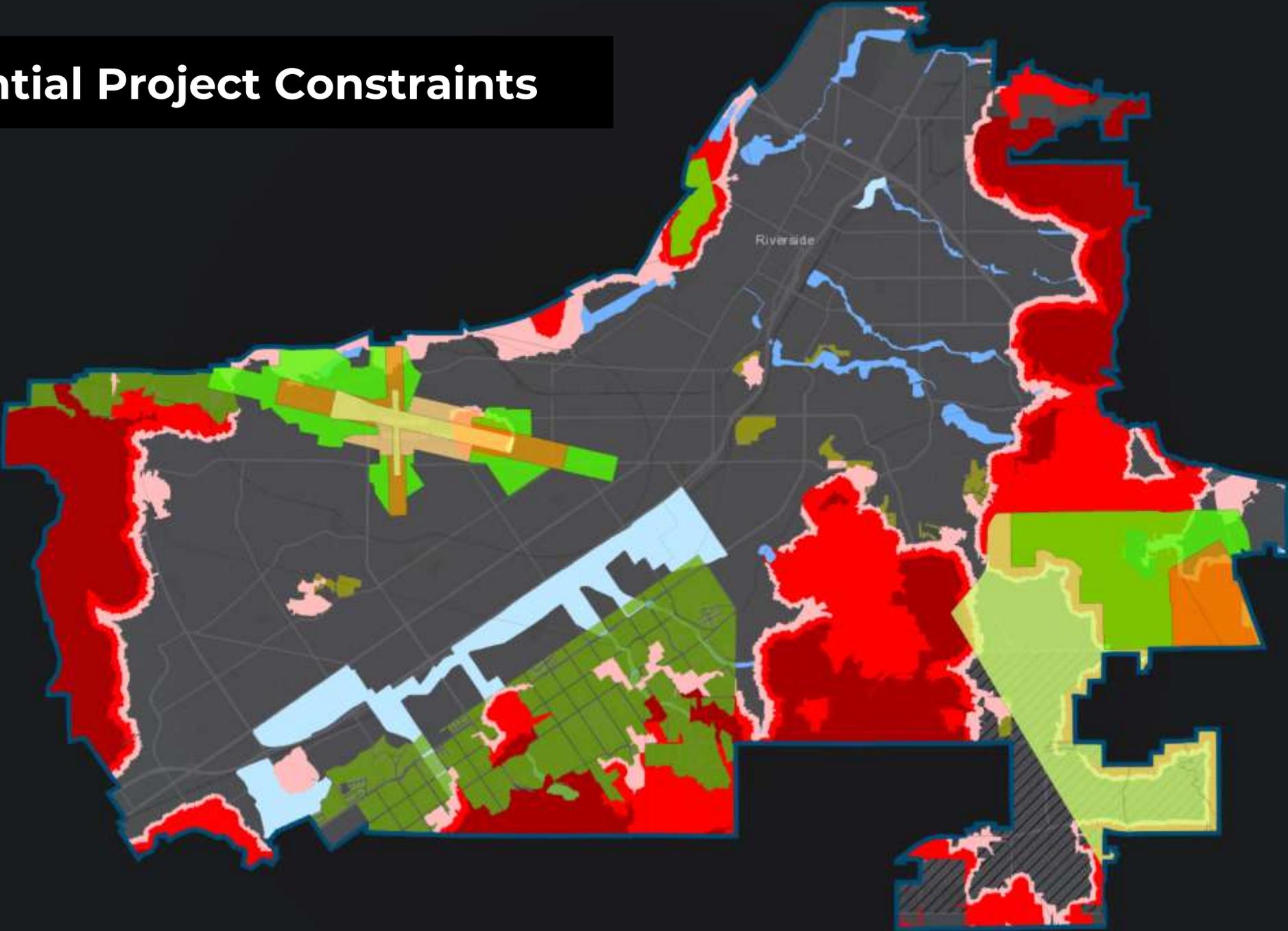
### Focused Growth

Meet RHNA target through higher intensity growth in a more focused area.



**RHNA  
PREFERRED ALTERNATIVE**

# Residential Project Constraints



**CALFIRE Fire Risk Areas**

HazardClass

- Very High
- High
- Moderate

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**Res Agriculture and Conservation**

Current Zone Description

- Residential Agricultural Zone
- Residential Conservation Zone

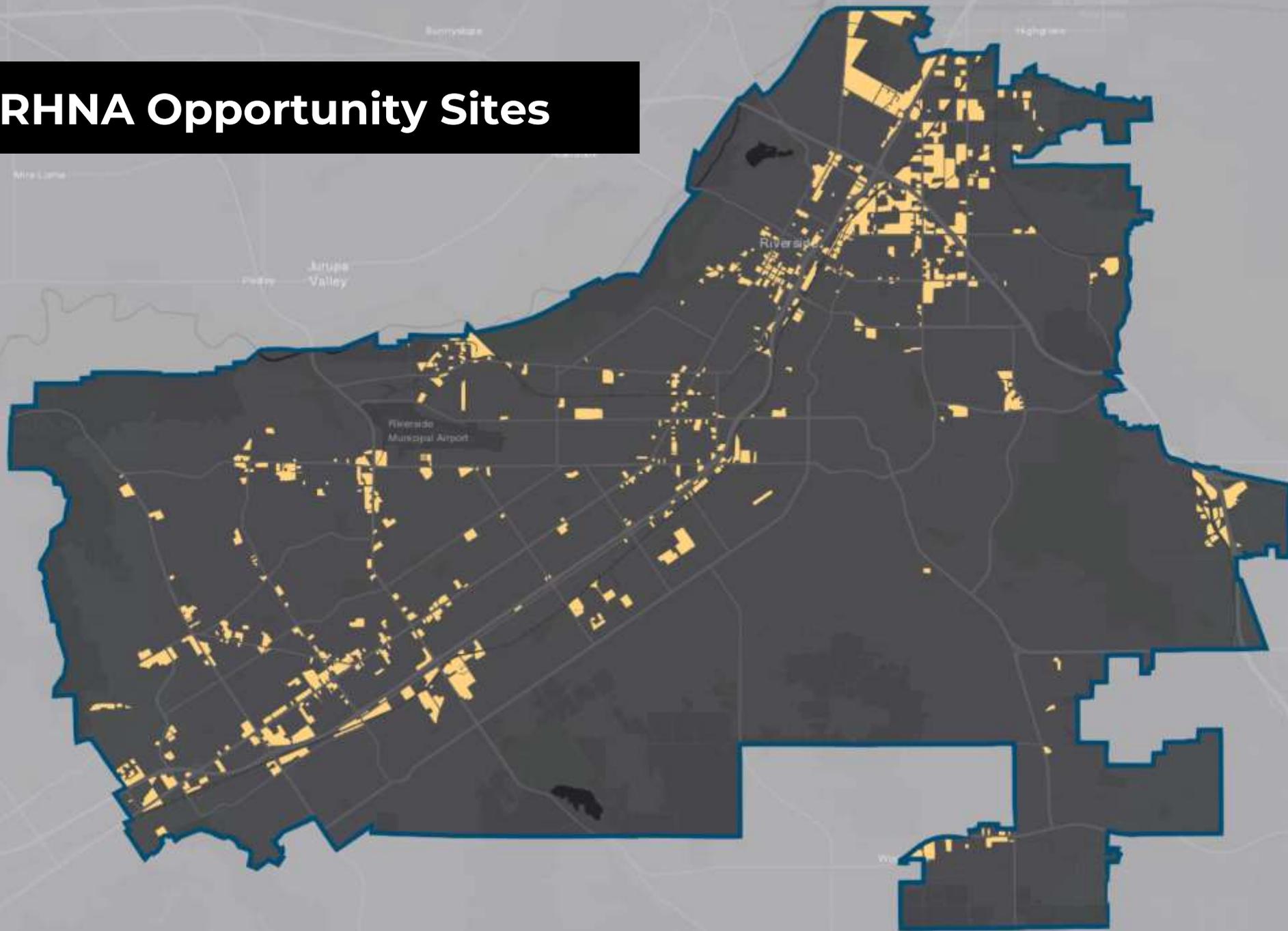
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**FEMA Flood Risk Areas**

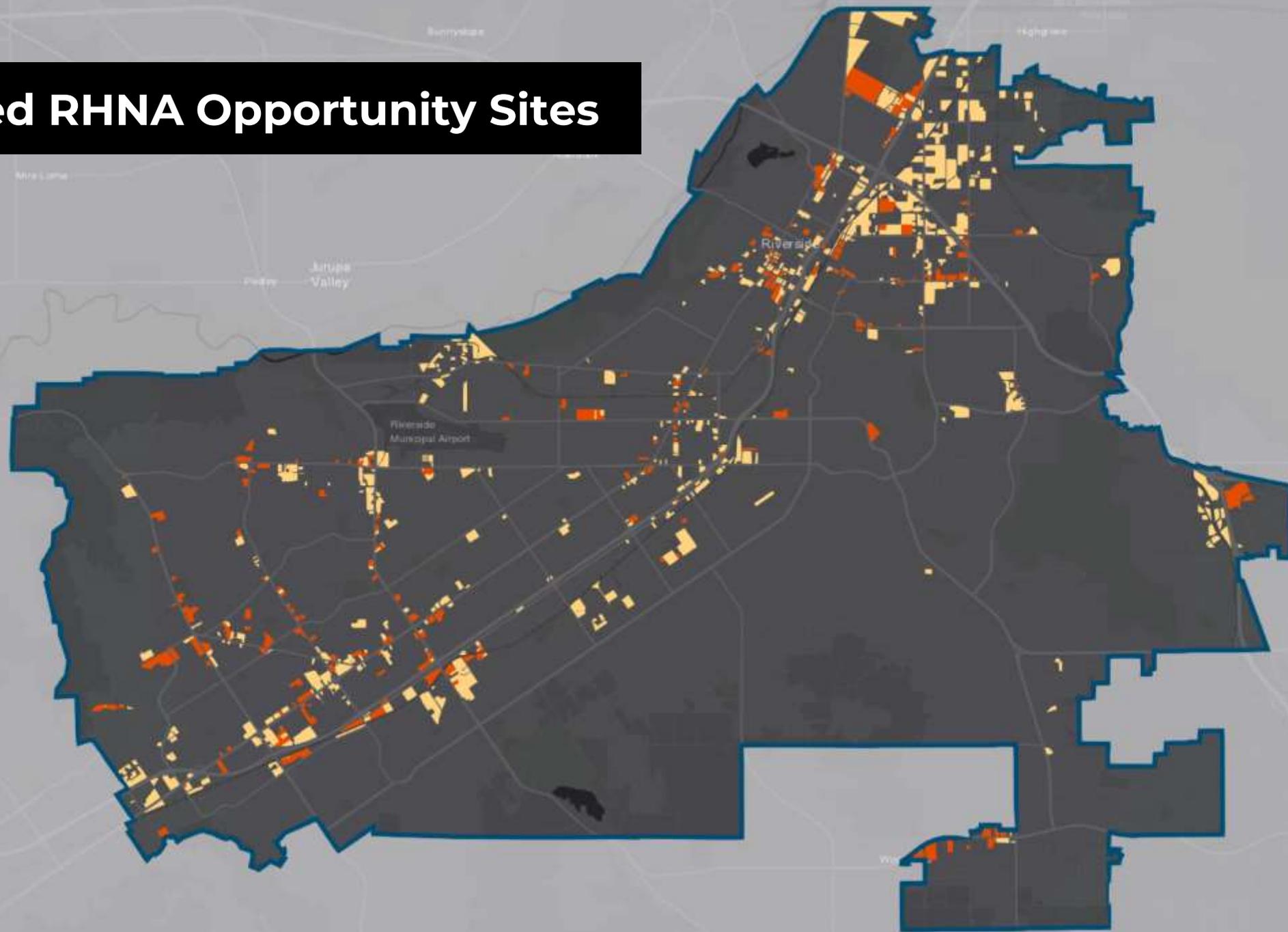
TYPE

- 100 Year Floodplain
- 100->500 Year Floodplain

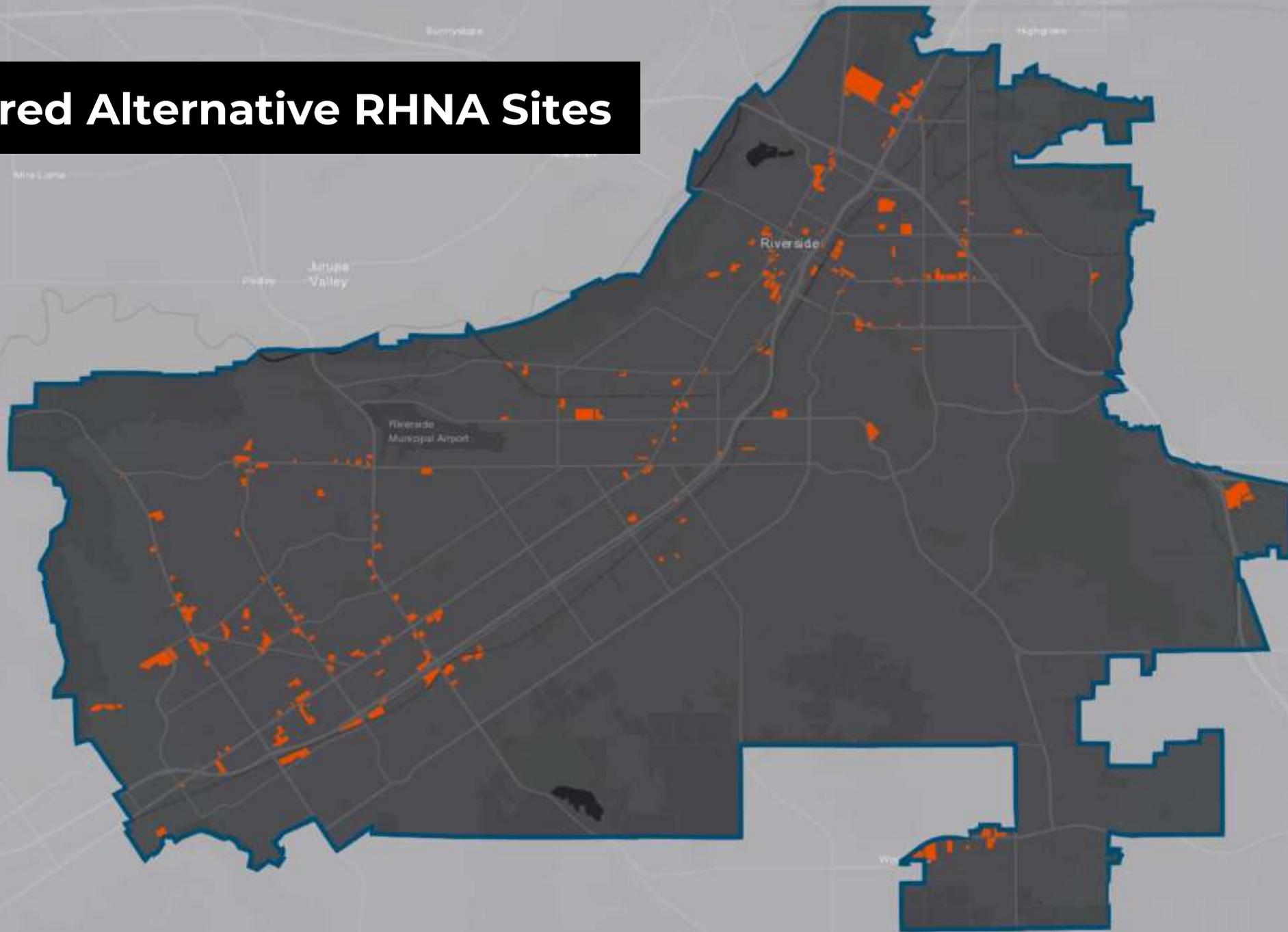
# Initial RHNA Opportunity Sites



# Refined RHNA Opportunity Sites

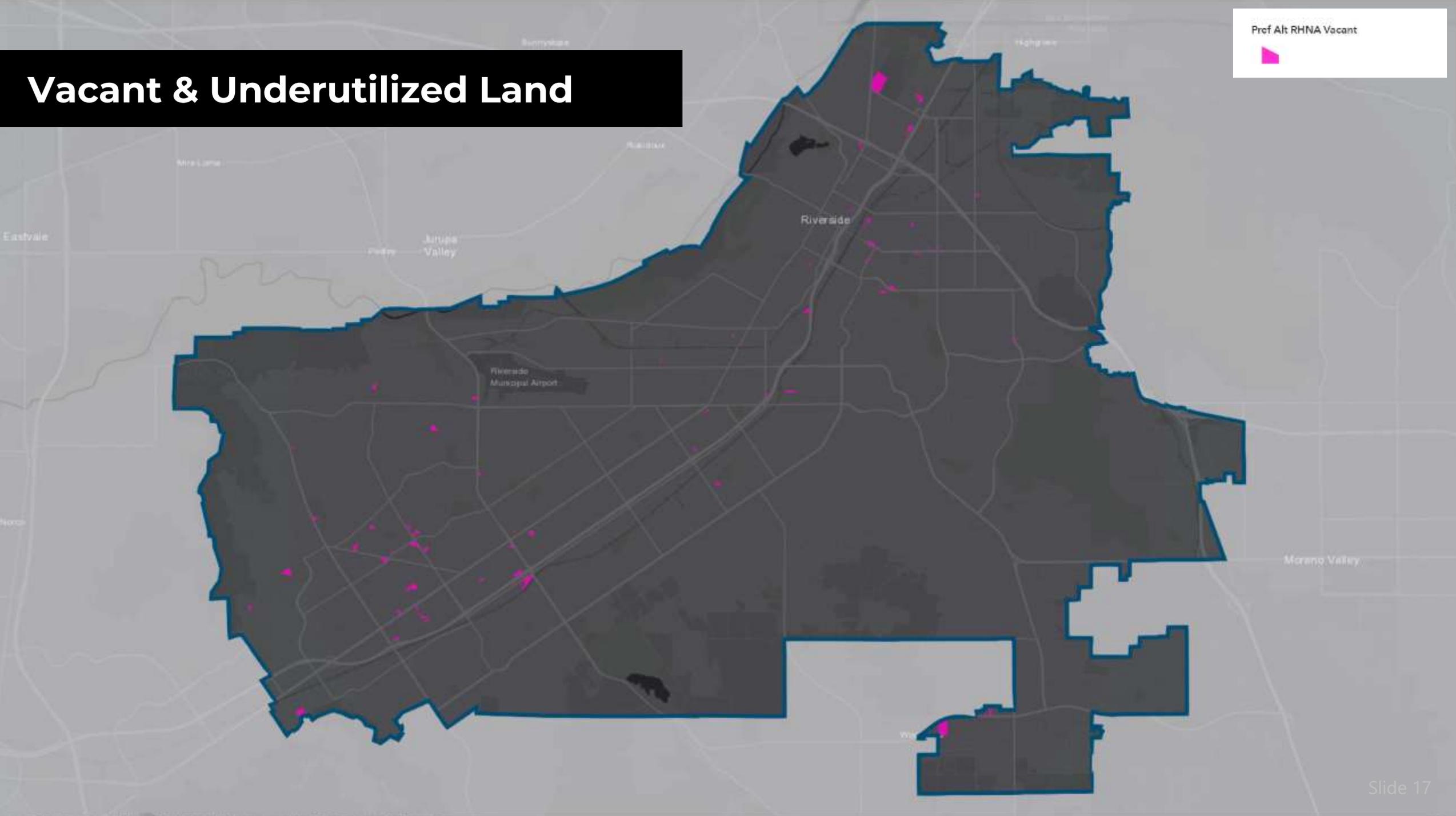


# Preferred Alternative RHNA Sites

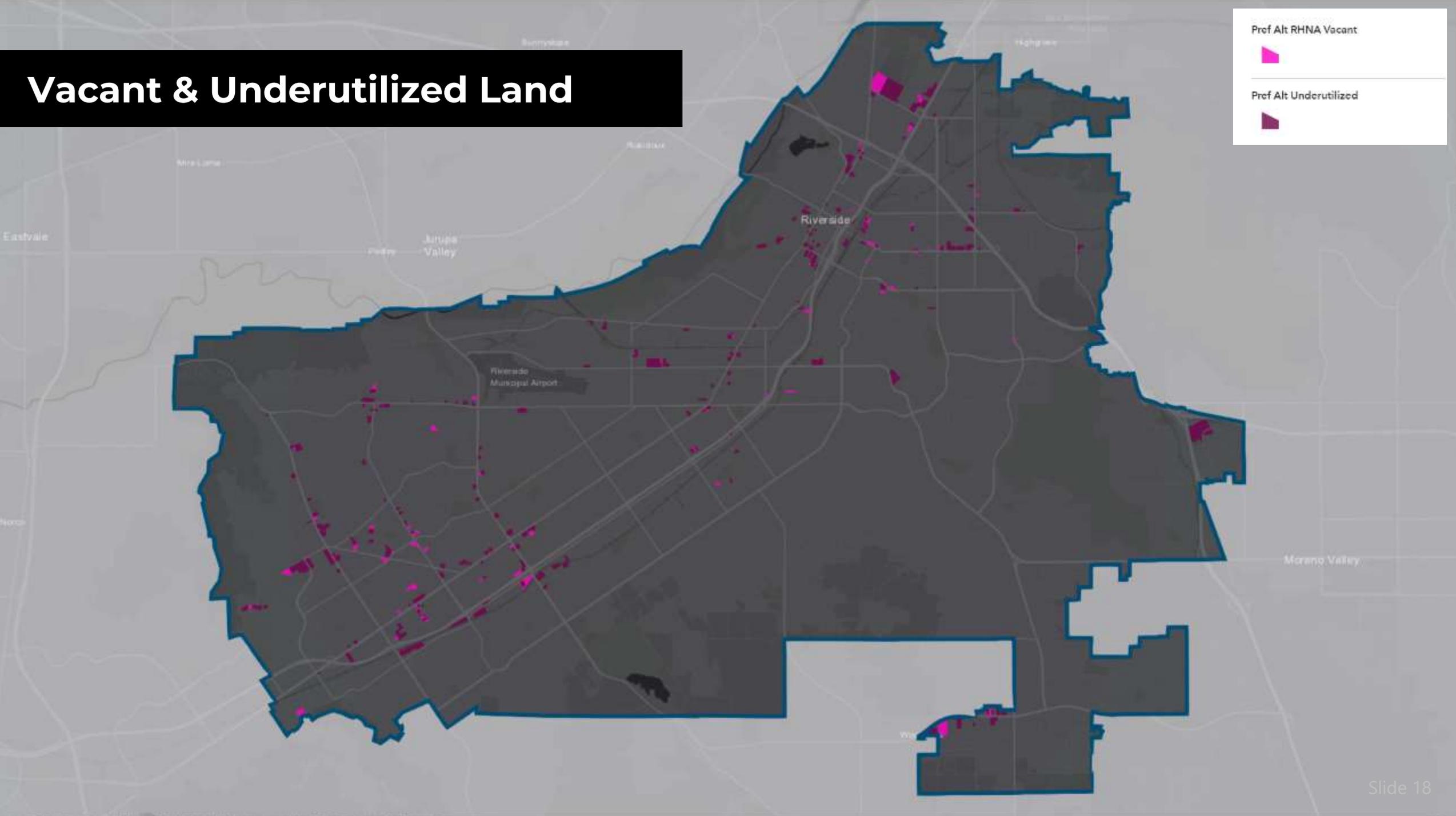


# Vacant & Underutilized Land

Pref Alt RHNA Vacant  

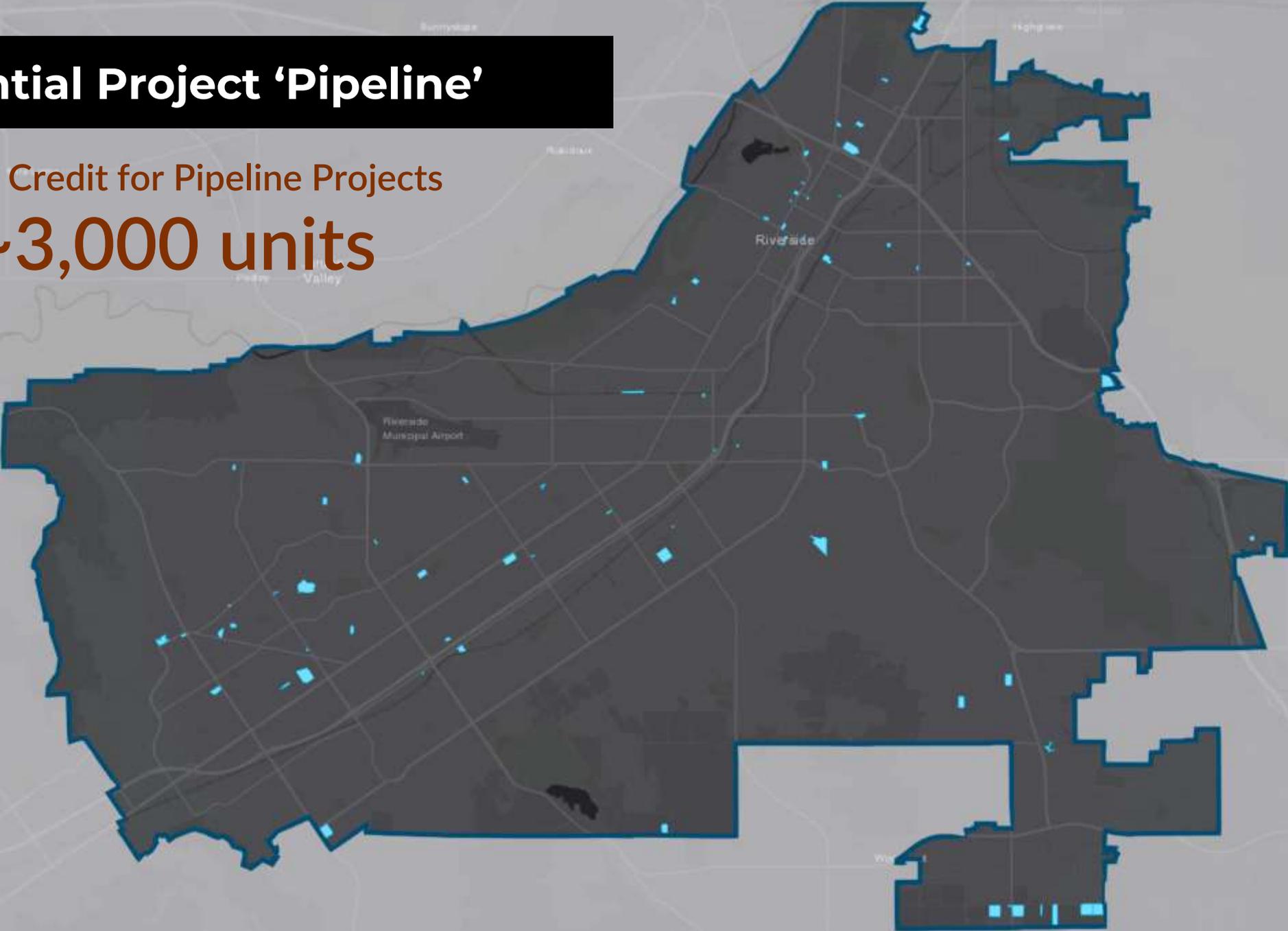
# Vacant & Underutilized Land



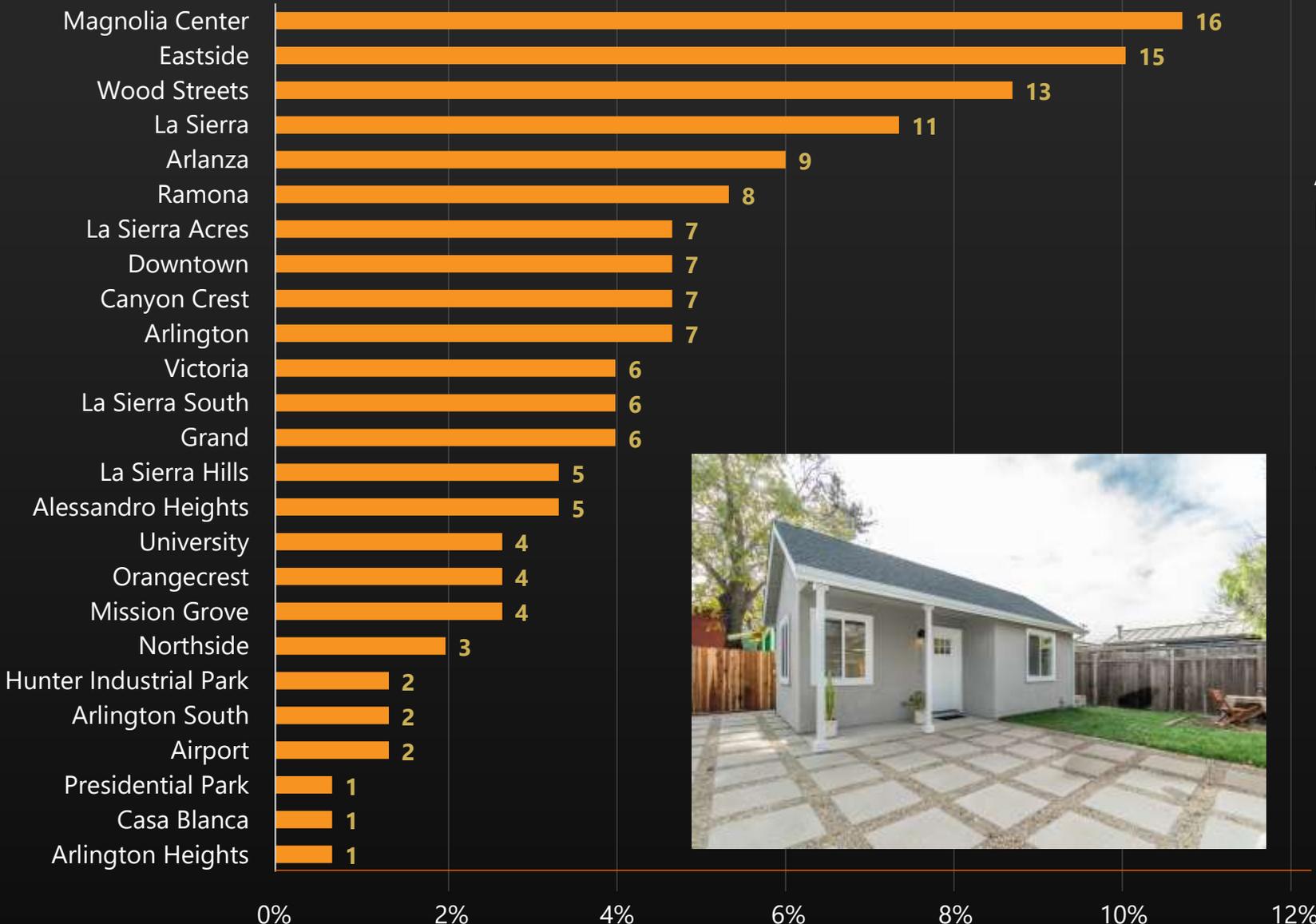
# Residential Project 'Pipeline'

RHNA Credit for Pipeline Projects

**~3,000 units**



# Accessory Dwelling Units (ADUs)



Accessory Dwelling Units Built by Neighborhood 2018-2020

Recent 3-Year Trend Total = 152 ADUs

6<sup>th</sup> Cycle RHNA ADU Credit ~800 to 1,000  
*depending upon policies and programs*



## Overall RHNA Target and Credits

RHNA Credit for Pipeline Projects	~3,000 units
RHNA Credit for ADU's	~800 to 1,000 units
Remaining RHNA Obligation from the Preferred Alternative Sites	~20,000 units

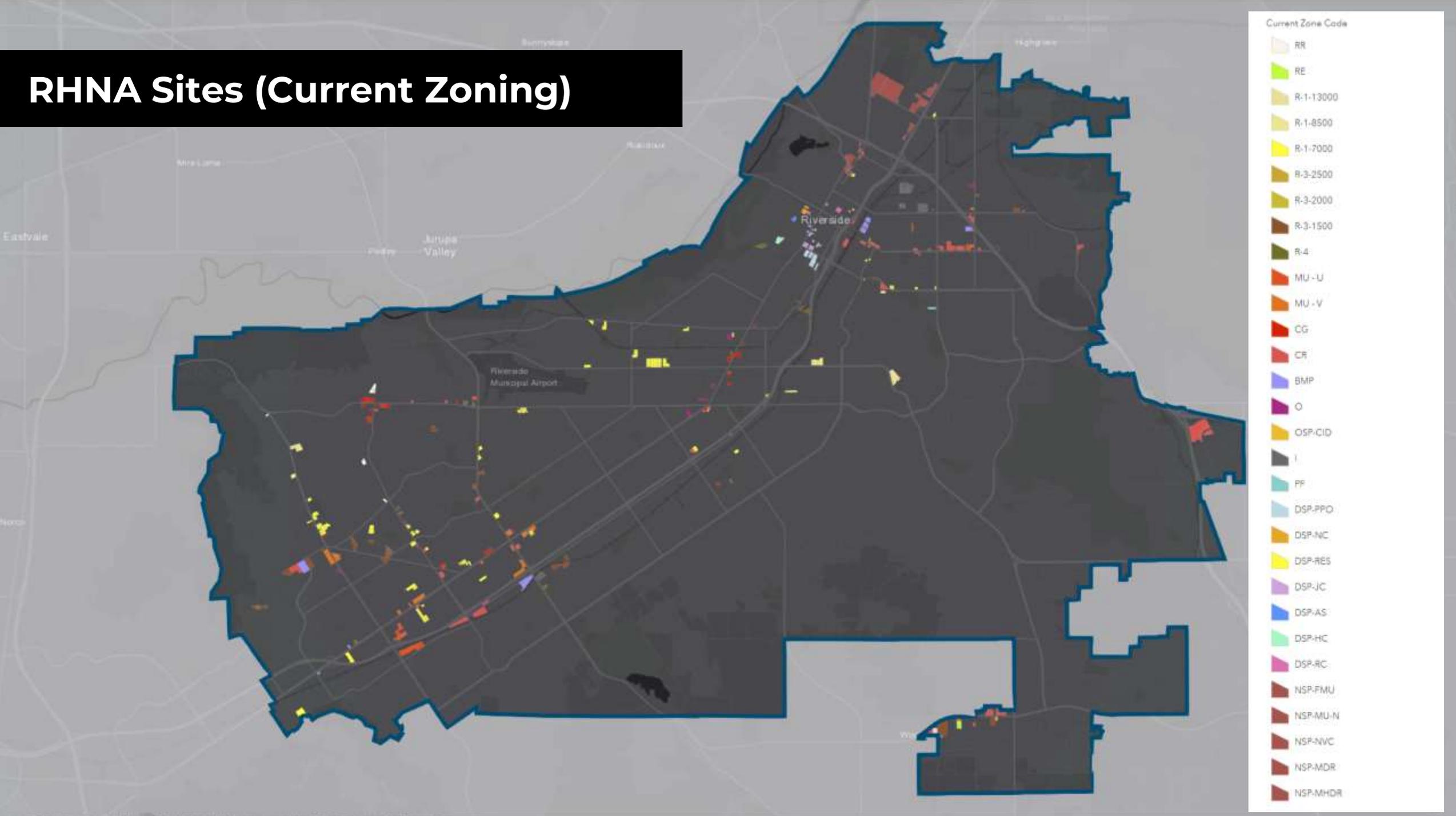
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### Total RHNA Target

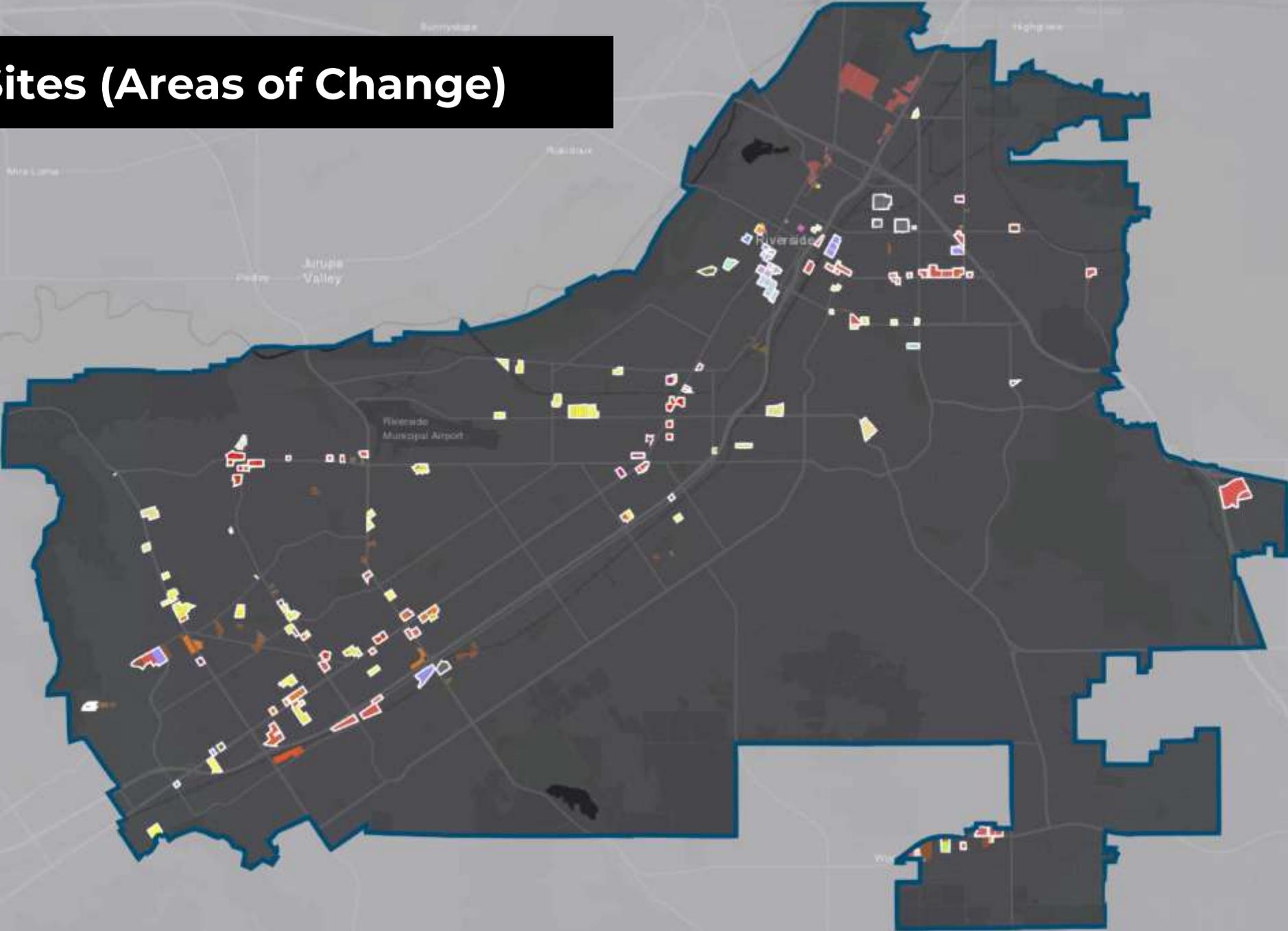
~24,000 units

*18,458 minimum + approx.  
30% 'no net loss' buffer*

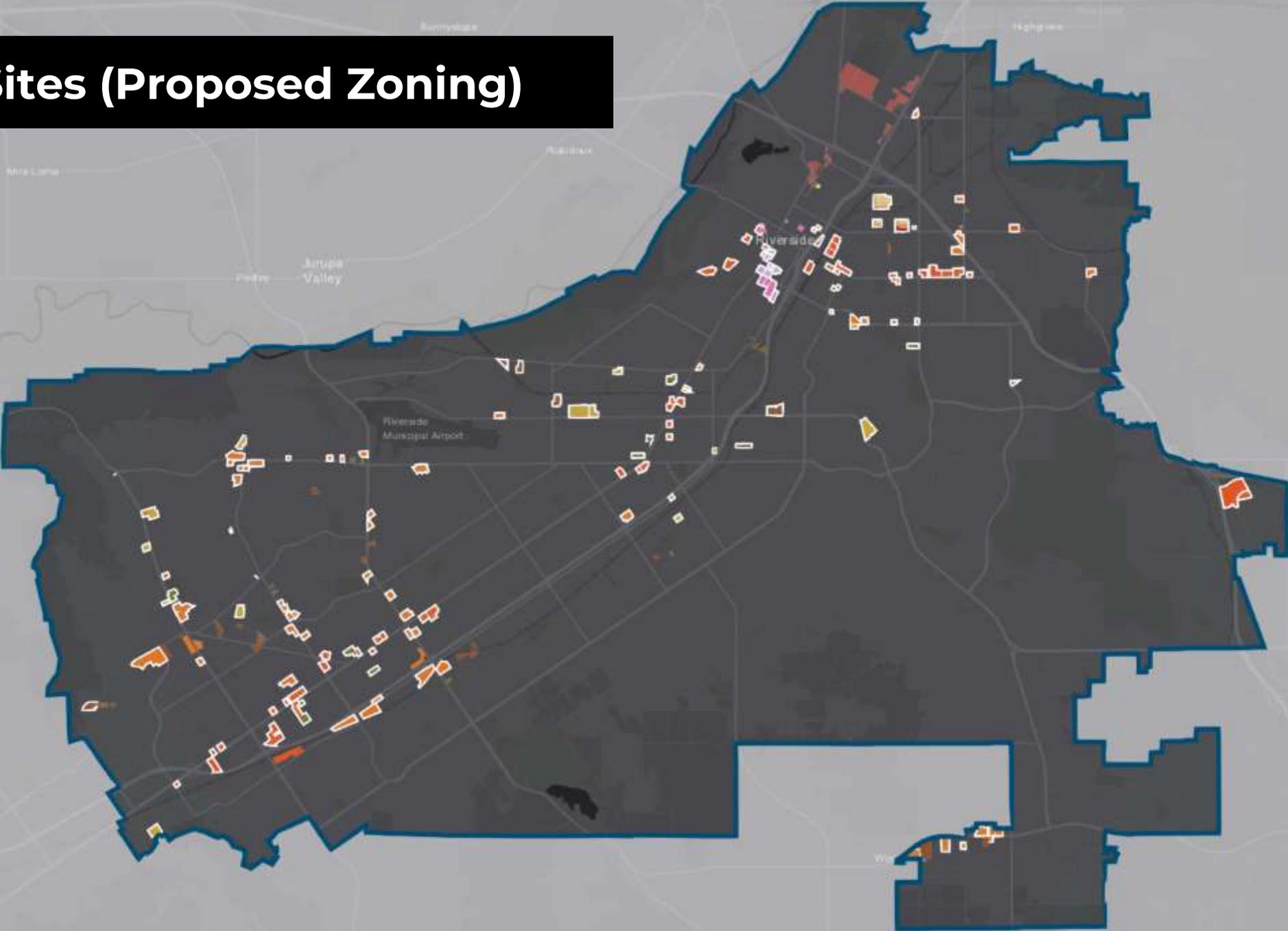
# RHNA Sites (Current Zoning)



# RHNA Sites (Areas of Change)



# RHNA Sites (Proposed Zoning)



### Pref Alt Multifamily

- R-3-1500
- R-3-2500
- R-4

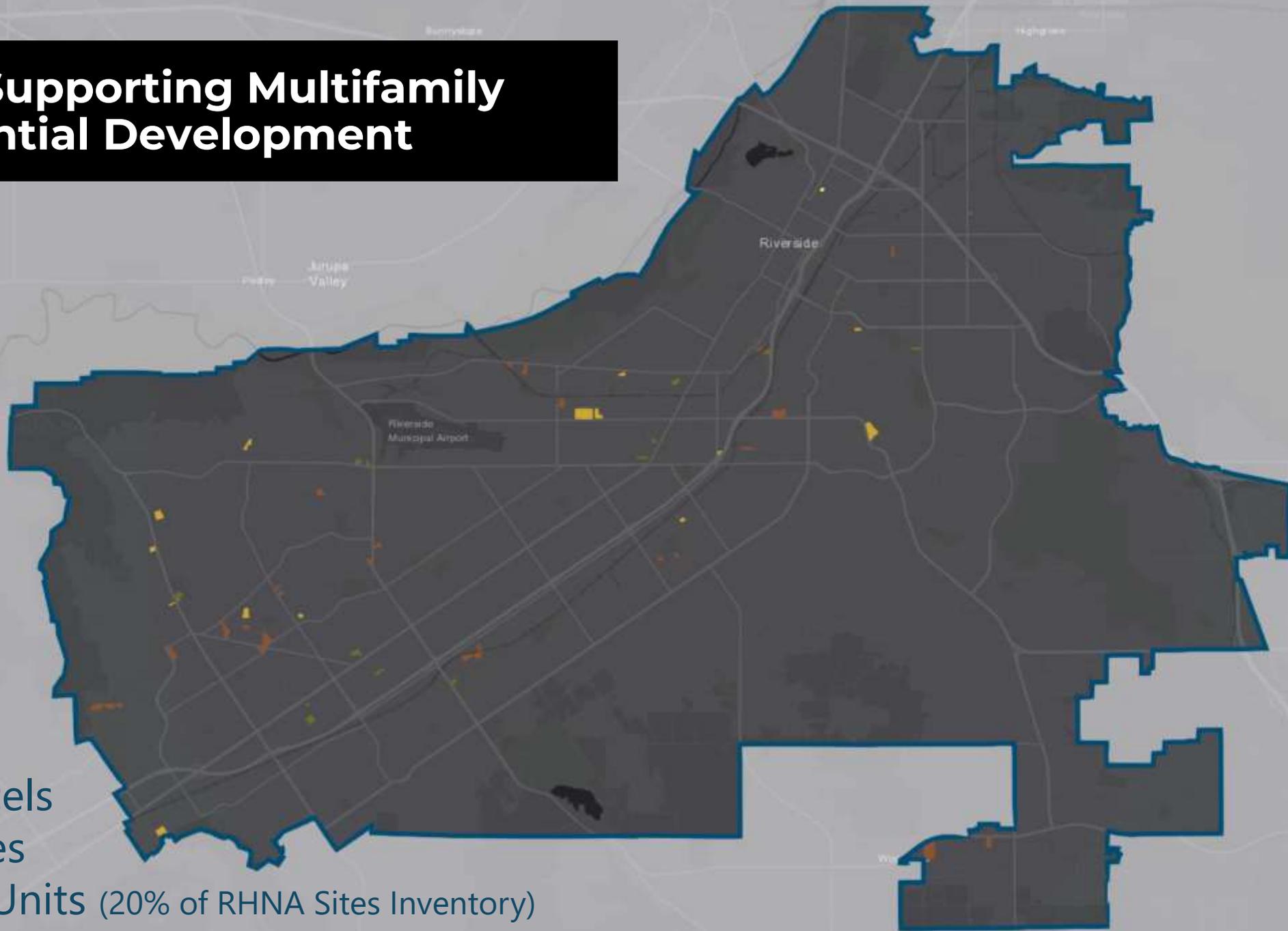
### Pref Alt Mixed Use

- MU-V
- MU-VTA
- MU-U-TA
- MU-U
- MU-U-CL

### Pref Alt Districts

- DSP-JC-R
- DSP-RC
- DSP-NC
- NSP-MU-N
- NSP-FMU
- NSP-NVC
- NSP-MDR
- NSP-MHOR
- D-EST
- D-RE
- D-EE

# Areas Supporting Multifamily Residential Development



**140** Parcels

**172** Acres

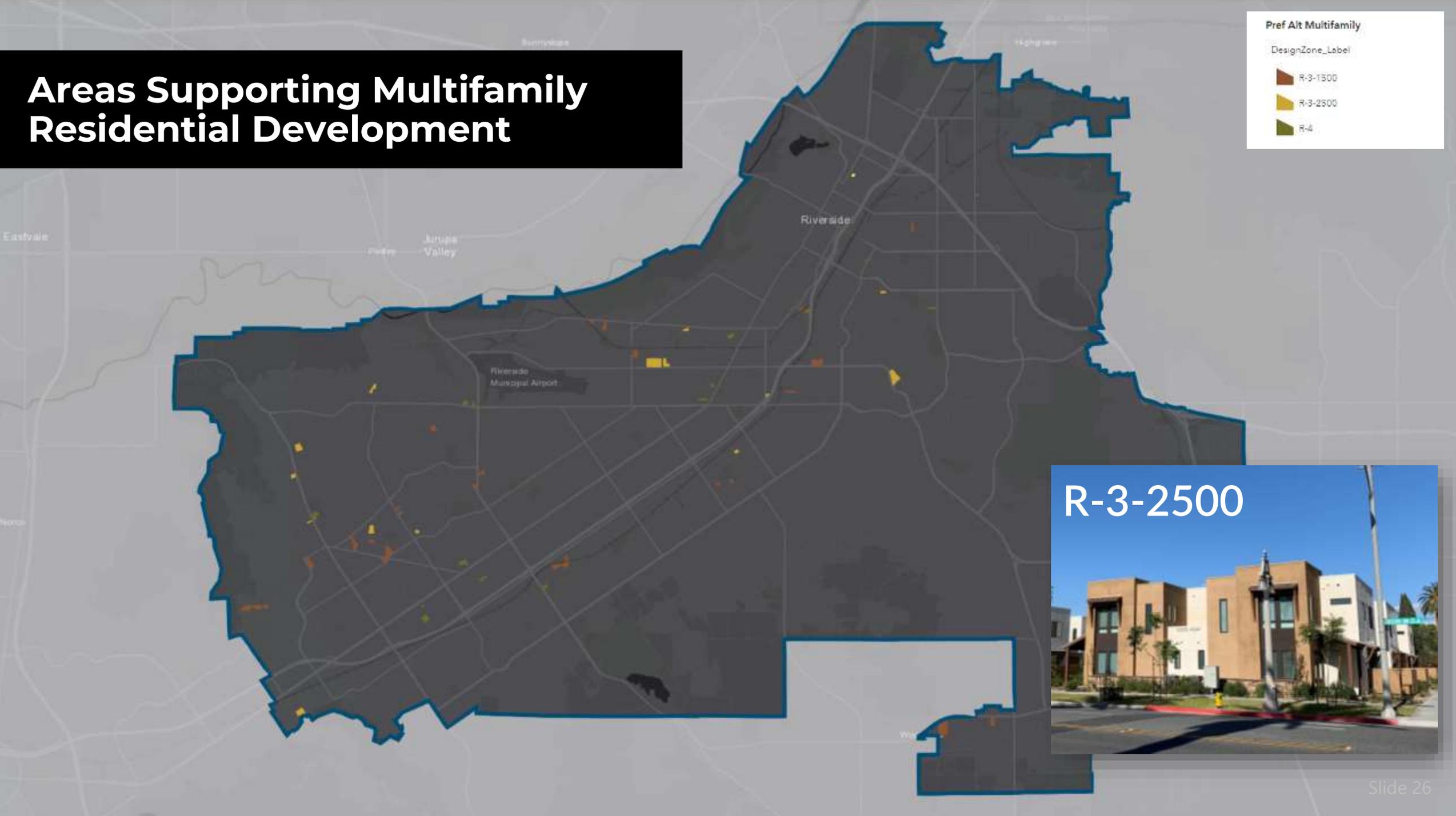
**~7,000** Units (20% of RHNA Sites Inventory)

# Areas Supporting Multifamily Residential Development

**Pref Alt Multifamily**

DesignZone\_Label

- R-3-1500
- R-3-2500
- R-4



# Areas Supporting Multifamily Residential Development

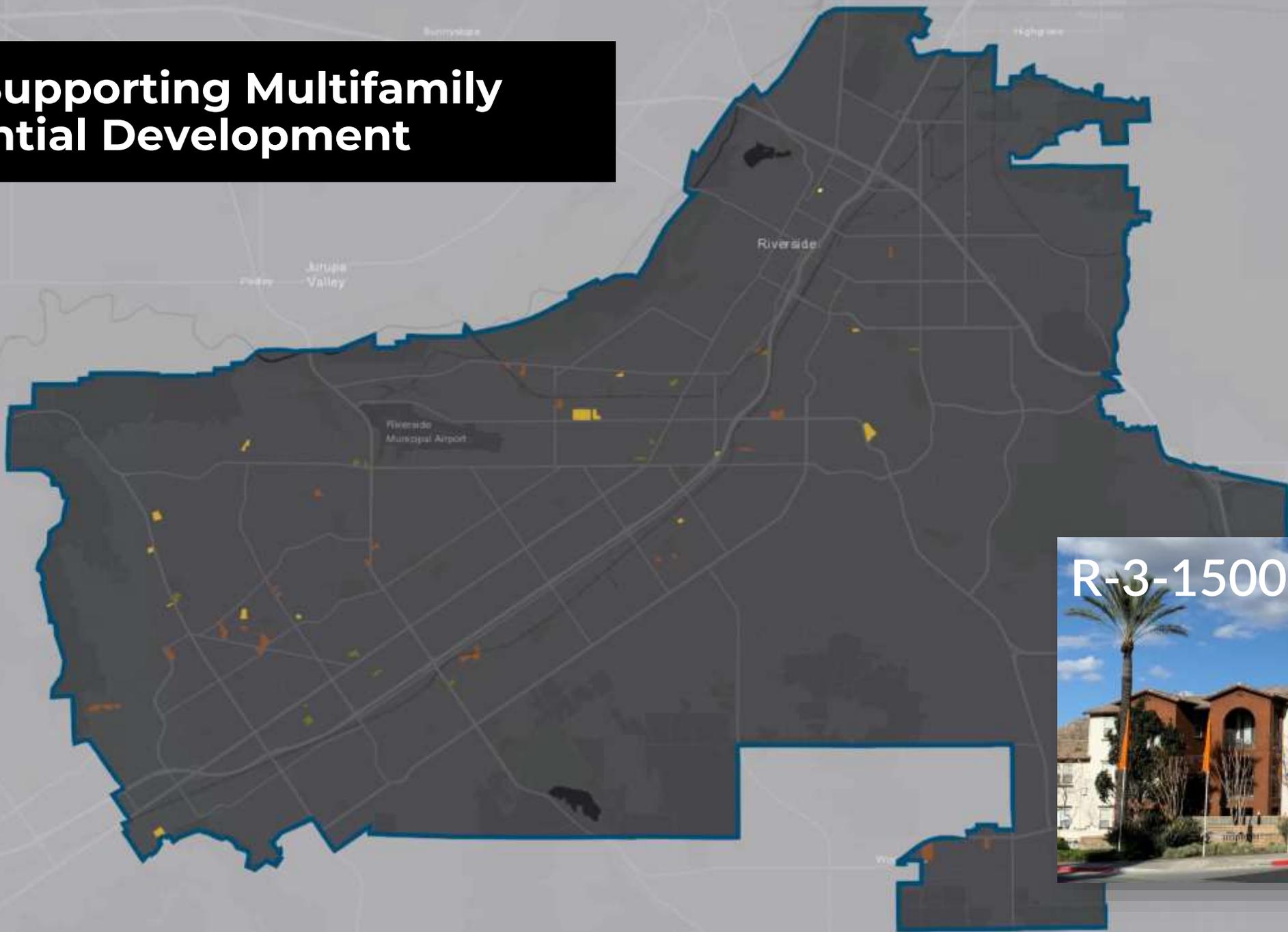
## Pref Alt Multifamily

DesignZone\_Label

R-3-1500

R-3-2500

R-4



R-3-1500



# Areas Supporting Multifamily Residential Development

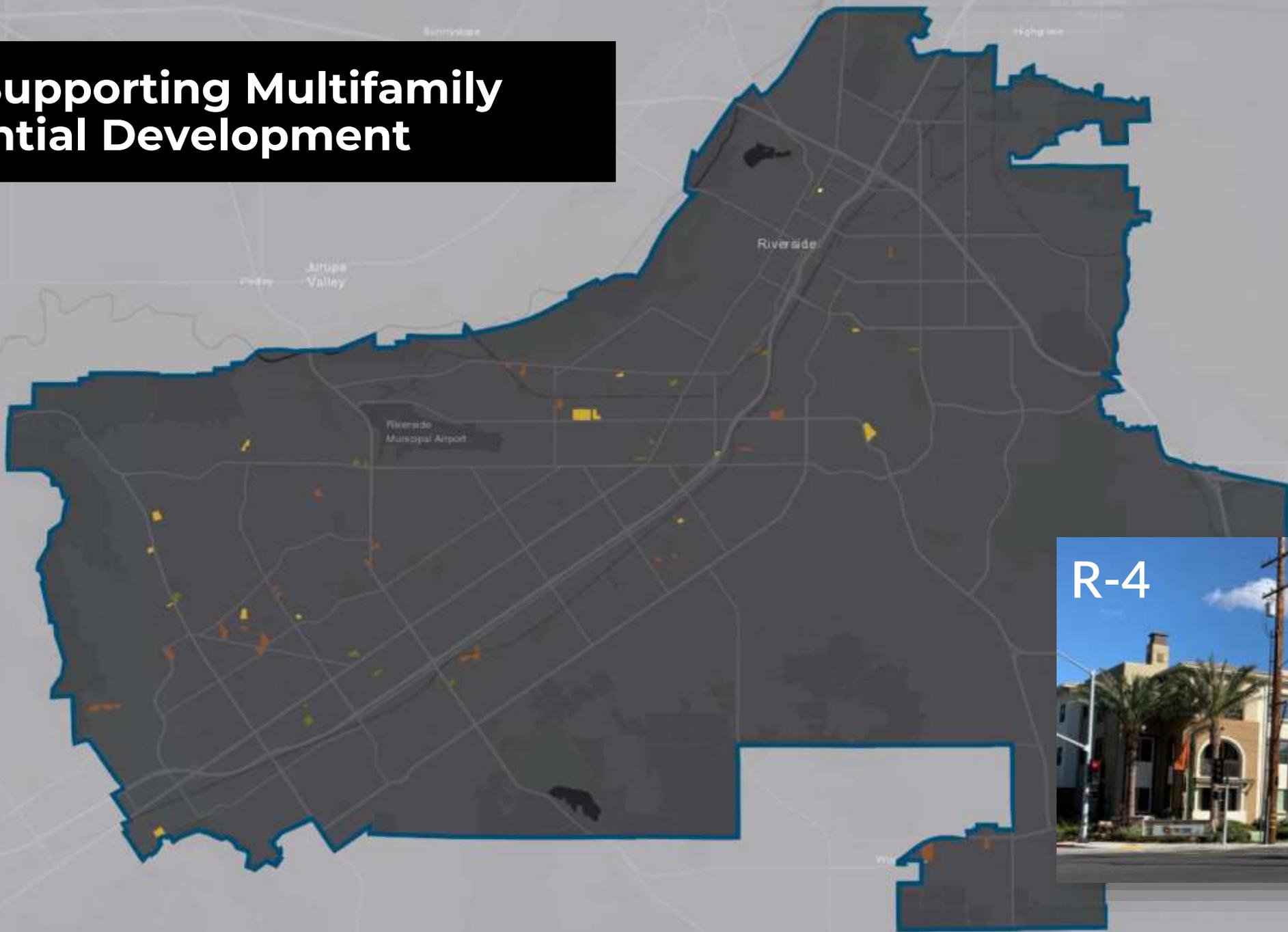
## Pref Alt Multifamily

DesignZone\_Label

R-3-1500

R-3-2500

R-4



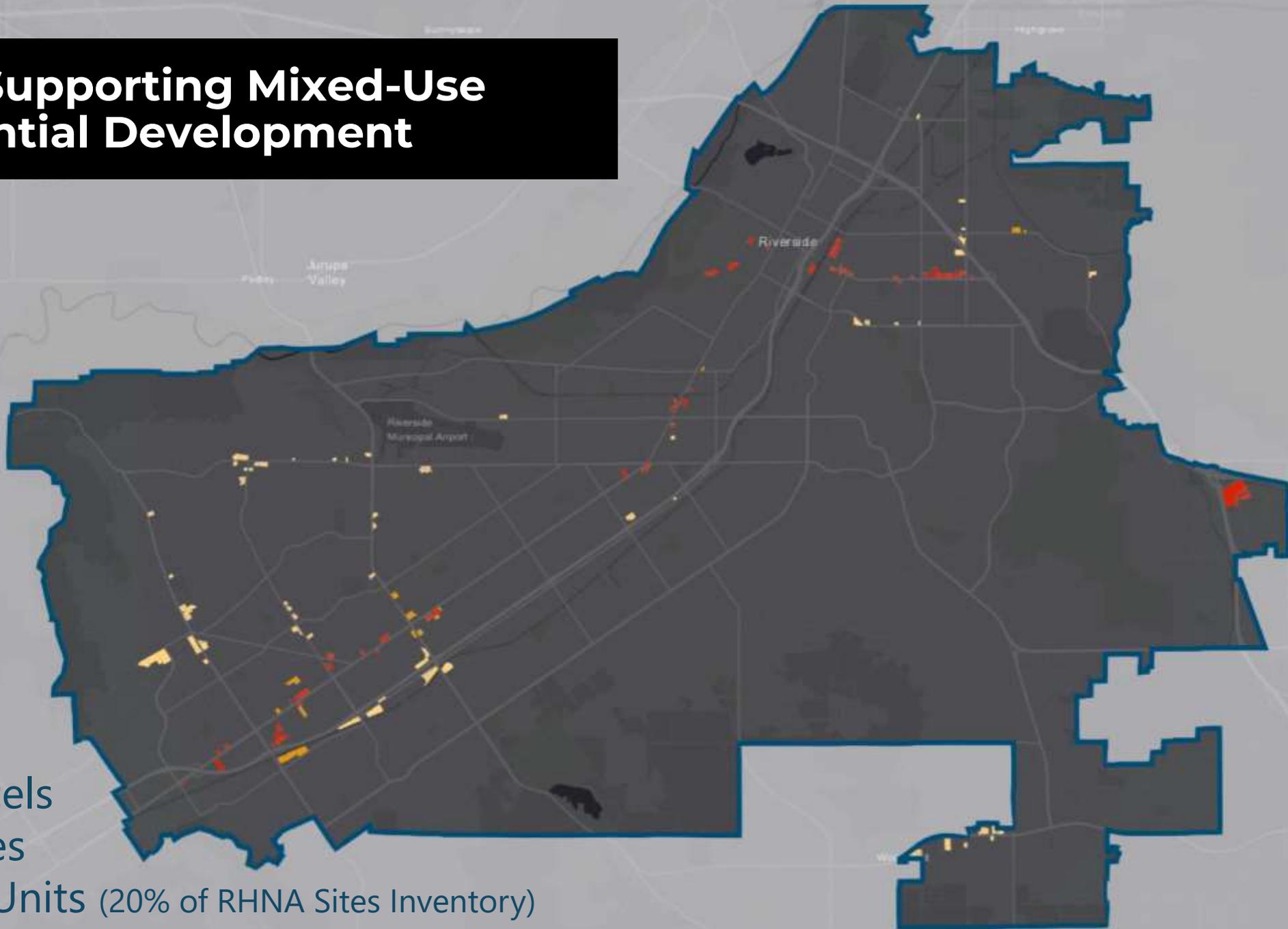
R-4



# Areas Supporting Mixed-Use Residential Development

## Pref Alt Mixed Use

- MU-V
- MU-V-TA:
- M-U
- MU-U-TA:
- MU-U-QL



**386** Parcels

**368** Acres

**~9,000** Units (20% of RHNA Sites Inventory)

# Areas Supporting Mixed-Use Residential Development

## Pref Alt Mixed Use

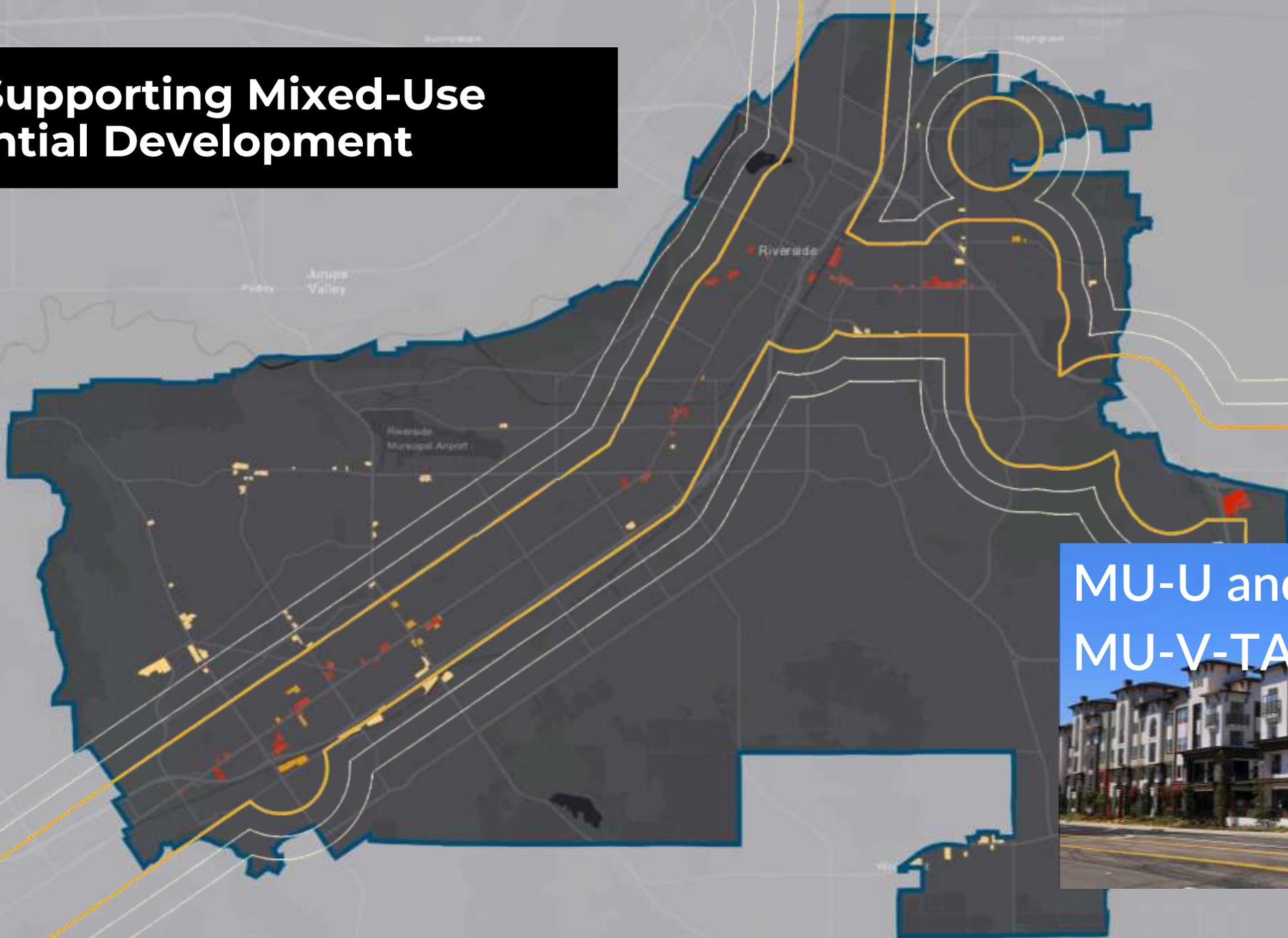
- MU-V
- MU-V-TA:
- M-U
- MU-U-TA:
- MU-U-OL



# Areas Supporting Mixed-Use Residential Development

## Pref Alt Mixed Use

- MU-V
- MU-V-TA
- M-U
- MU-U-TA
- MU-U-OL

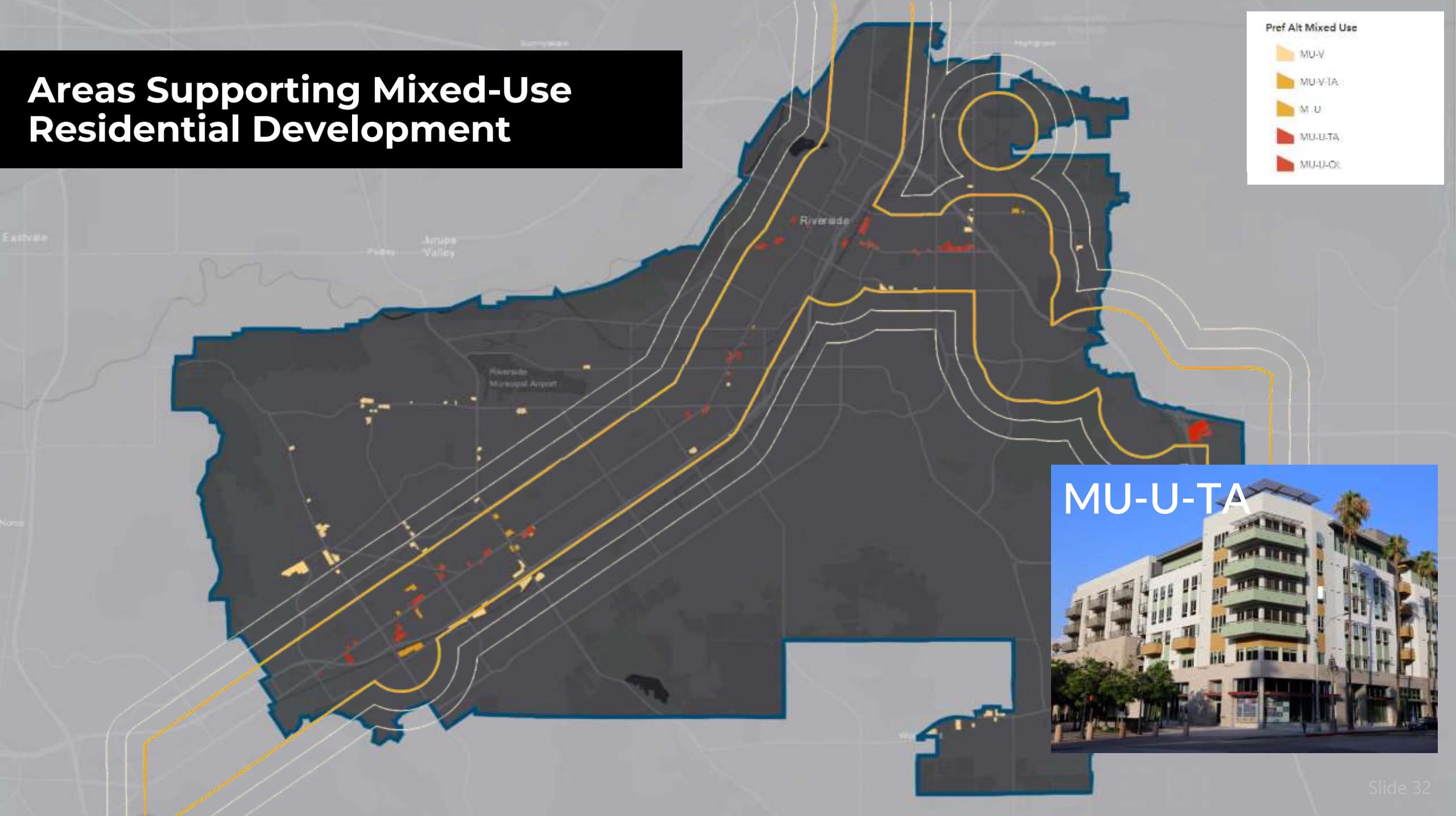


MU-U and  
MU-V-TA

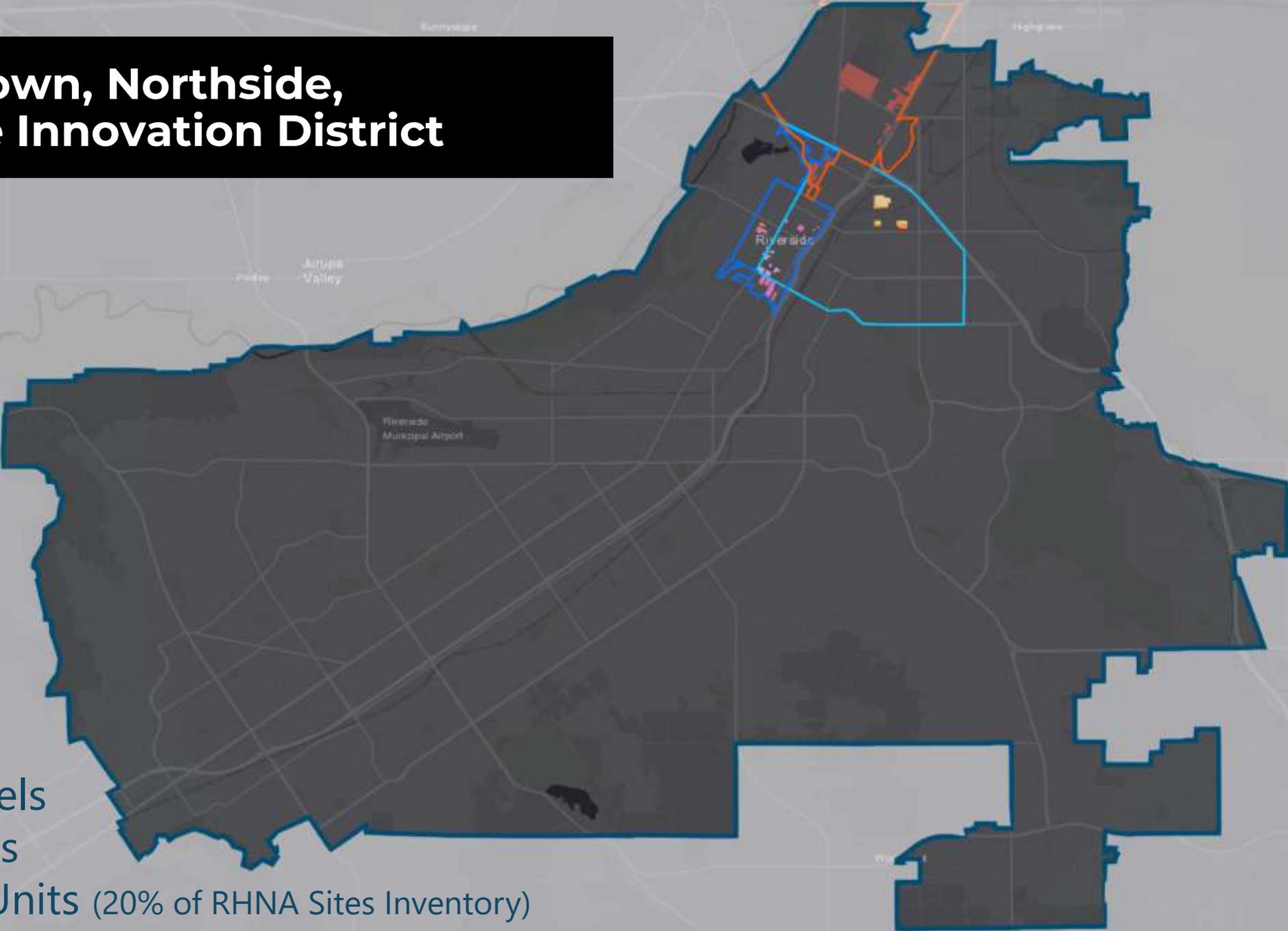
# Areas Supporting Mixed-Use Residential Development

## Pref Alt Mixed Use

- MU-V
- MU-V-TA
- M-U
- MU-U-TA
- MU-U-OL



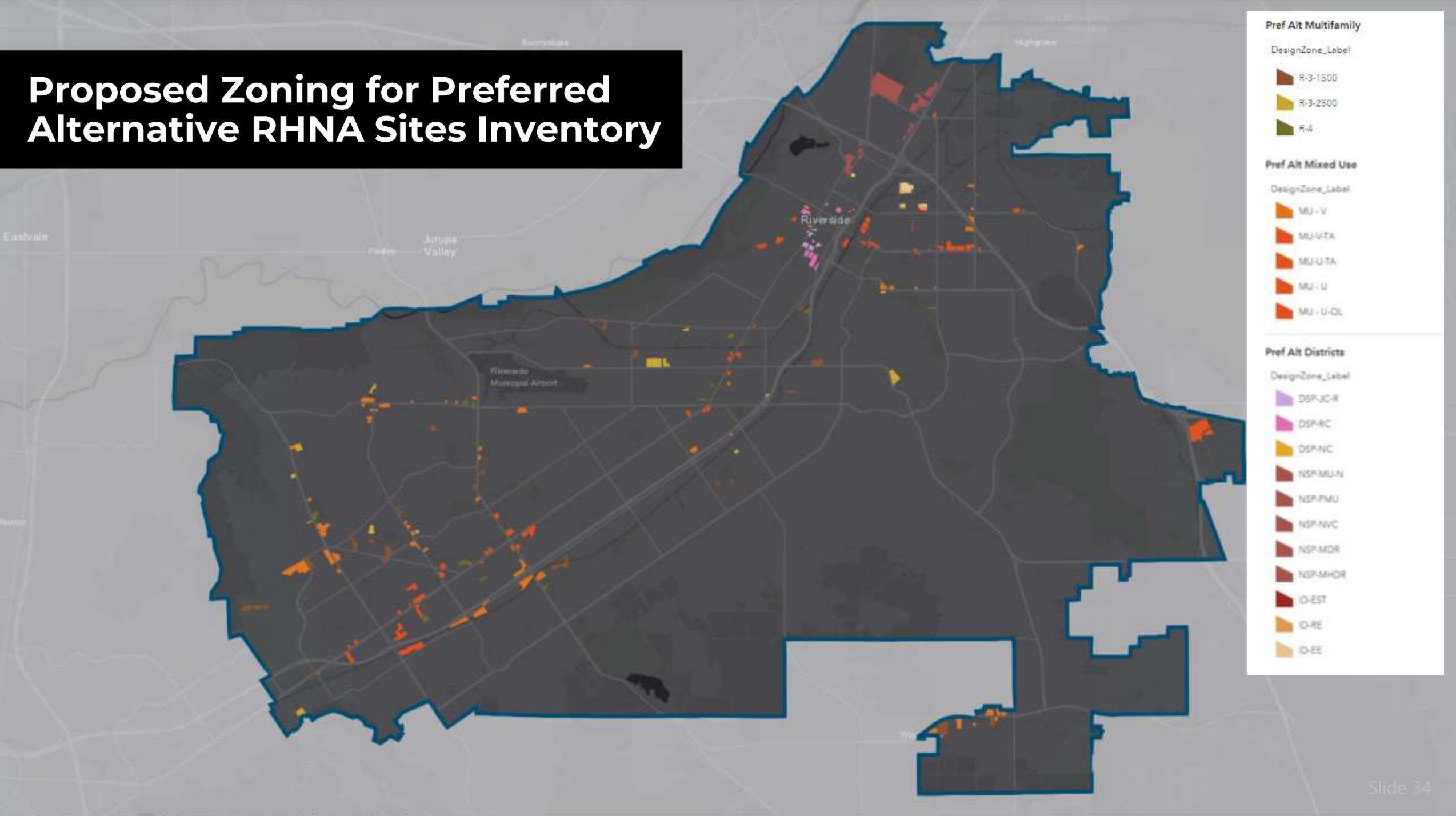
# Downtown, Northside, and the Innovation District



Pref Alt Districts	
DesignZone_Label	
DSP-UCR	
DSP-RC	
DSP-NC	
NSP-MU-N	
NSP-FMU	
NSP-NVC	
NSP-MDR	
NSP-MHOR	
ID-EST	
ID-RE	
ID-EE	

**174** Parcels  
**188** Acres  
**~4,000** Units (20% of RHNA Sites Inventory)

# Proposed Zoning for Preferred Alternative RHNA Sites Inventory



# MAP YOUR FEEDBACK

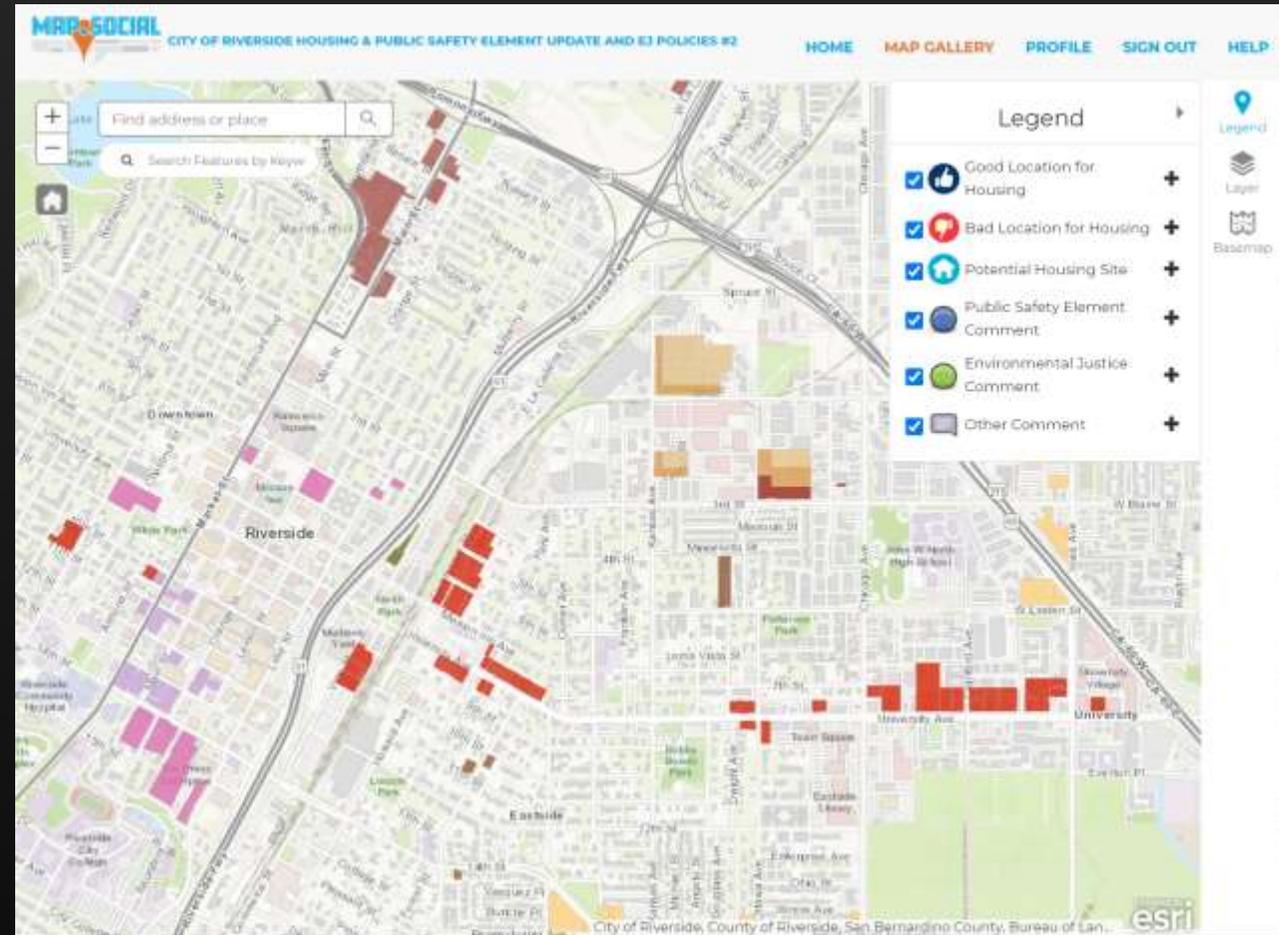
Share your ideas using our Map.Social app. You can access it online here:

[hla.fyi/RiversidePrefAltFeedback](https://hla.fyi/RiversidePrefAltFeedback)

You can create your own sign-in or use the information below to sign in anonymously:

Email: [Riverside@map.social](mailto:Riverside@map.social)

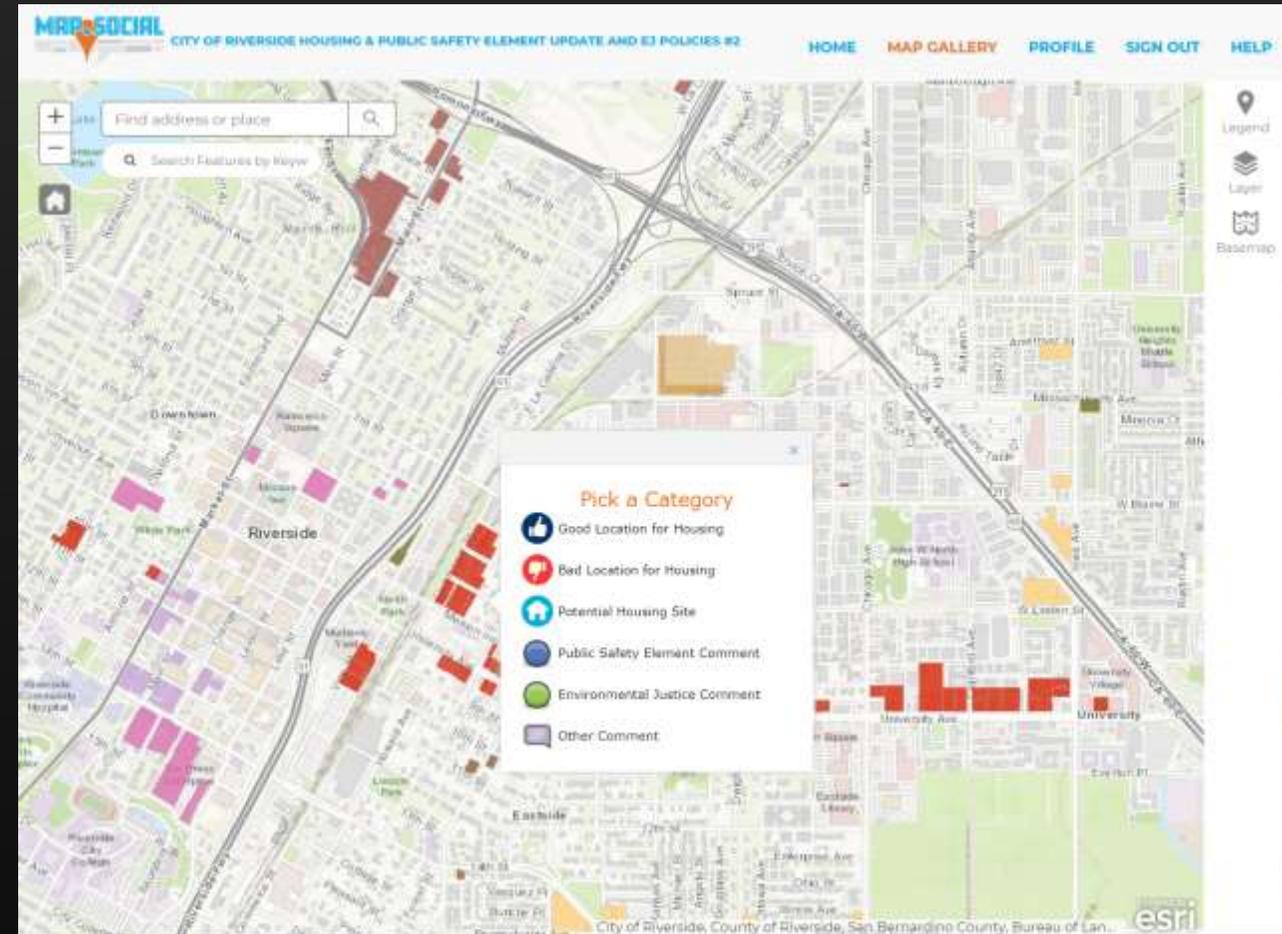
Password: [Riverside2020#](#)



# MAP YOUR FEEDBACK

## Tips for using Map.Social

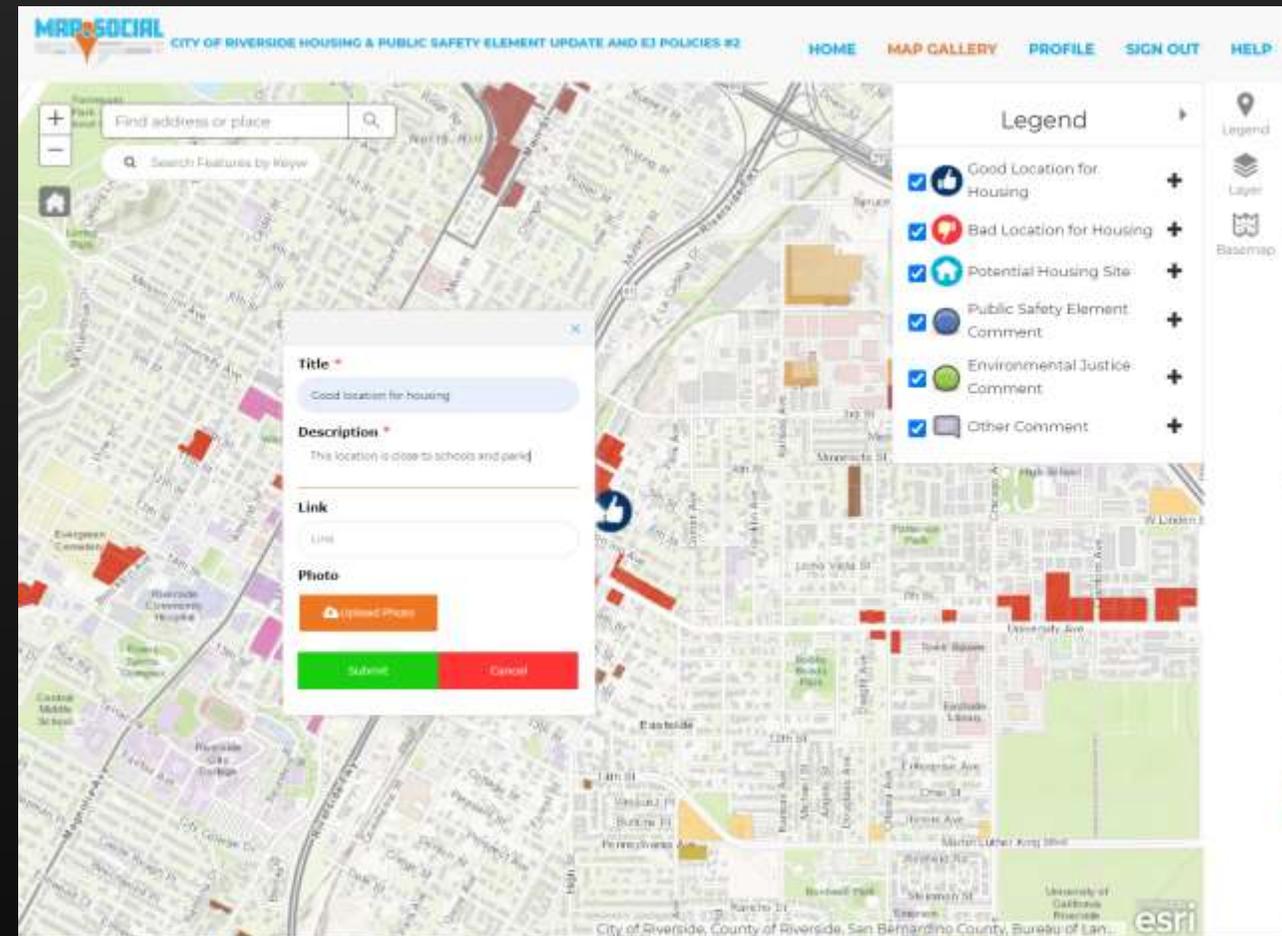
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment

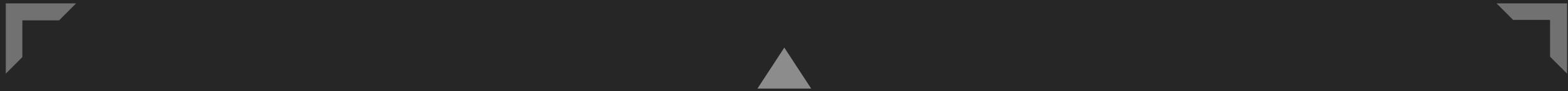


# MAP YOUR FEEDBACK

## Tips for using Map.Social

- Give your comment a Title and a Description
- Click 'Submit' and you're done!
- You may leave more than one comment





# **CEQA, PUBLIC SAFETY ELEMENT, AND ENVIRONMENTAL JUSTICE POLICIES**

# Environmental Planning

- As a part of the Housing Element Update, the following will be prepared and released for public review and input:
  - Housing Element
  - Public Safety Element
  - Environmental Justice Policies
  - Zoning Code Update
- All these items will be evaluated in a Program Environmental Impact Report (EIR)



# Next Steps: California Environmental Quality Act (CEQA)



The primary purposes of CEQA are to:

- Inform the public and decision makers about the Project and about the potential environmental impacts.
- Identify how to avoid or reduce impacts.
- Prevent environmental damage through mitigation or alternatives.
- Foster interagency coordination in review of projects.
- Provide an opportunity for the public and local/state agencies to comment on the environmental issues.

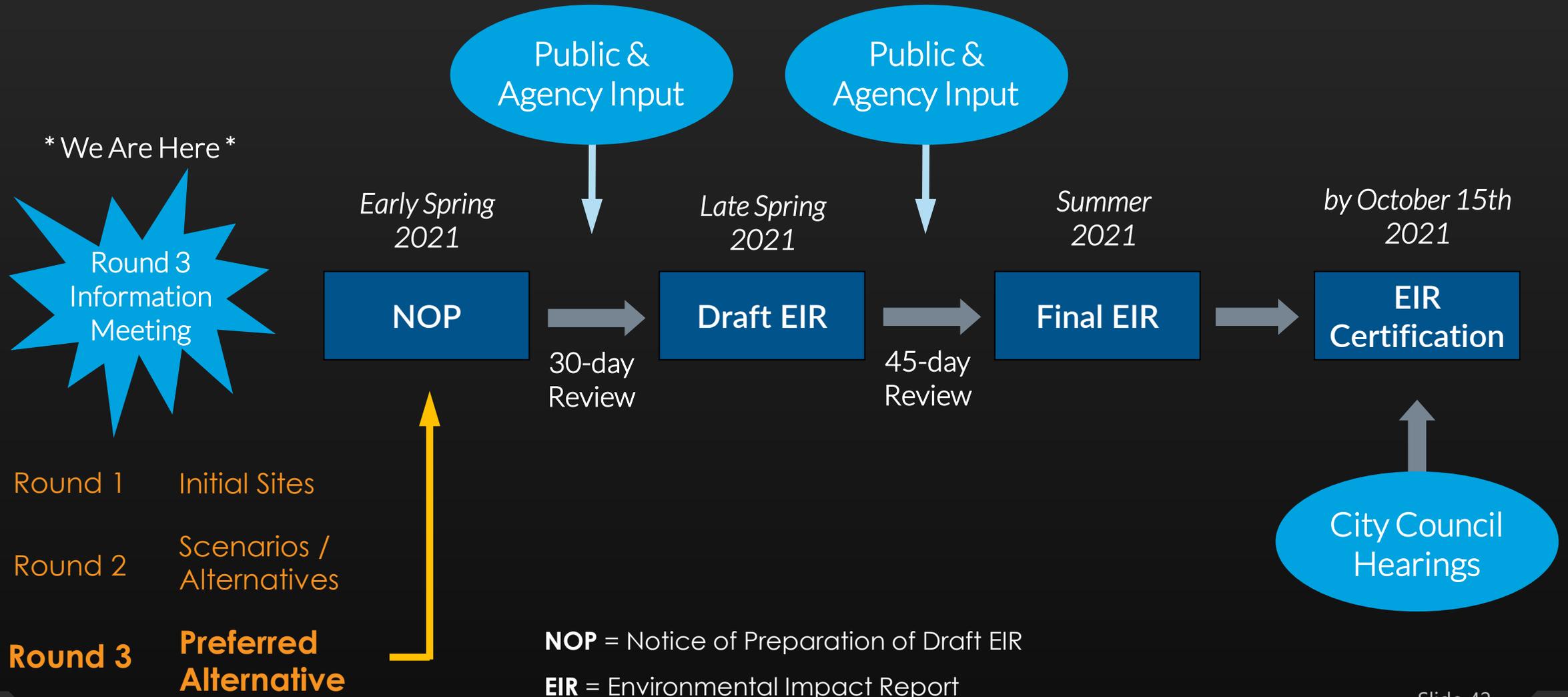


# CEQA Environmental Topics Considered

The Initial Study (IS) and Environment Impact Report (EIR) will evaluate these environmental topics:

- Aesthetics & Visual Quality
- Agriculture & Forestry Resources
- Air Quality Emissions
- Biological Resources
- Cultural / Tribal Resources
- Energy
- Geology, Soils, & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Mineral Resources
- Land Use
- Noise
- Paleontological Resources
- Population/Housing
- Public Services
- Recreation
- Transportation & Circulation
- Utilities & Service Systems
- Wildfire
- Alternatives
- Cumulative Impacts

# CEQA Environmental Review Process



# CEQA Next Steps and Opportunities for Input

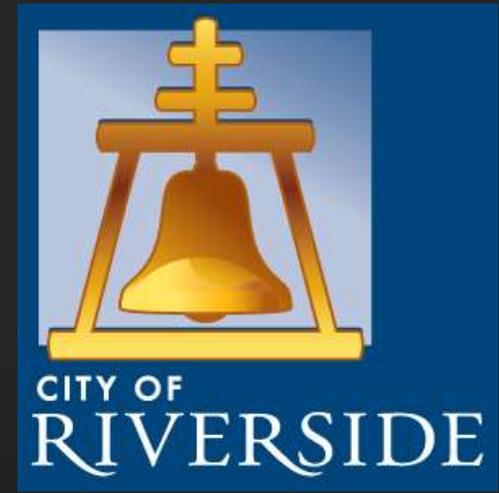
- Release Notice of Preparation/Initial Study
  - 30-day public review period (Mar-Apr 2021)
- Hear public comments during **Scoping Meeting** (Apr 2021) and evaluate scoping comments
- Prepare Draft EIR to address scoping comments
- Distribute Draft EIR for public review
  - 45-day public review period (Late Spring-Summer 2021)
- Hear public comments during **Draft EIR Public Meeting** (Jul 2021)
- Respond to comments and distribute Final EIR
  - 10-day public review period (Late Summer 2021)
- Hear public comments during **Planning Commission Hearing** (Sep 2021)
- Consideration of Project approvals and certification of the Final EIR during **City Council Hearing** (Oct 2021)



# Planning Next Steps

- Complete the first drafts of the Housing Element, Public Safety Element, Zone Code Update and Environmental Justice Policies for the Preferred Alternative.
  - Public Safety Element identifies public safety issues and needs anticipated to be of ongoing concern to people in Riverside to ensure that the City takes action to reduce and respond quickly to natural and man-made hazards and safety threats.
  - City's new Environmental Justice policies will identify disadvantaged communities to better understand the unique and disproportionate challenges faced by these communities and will address issues related to public health, social equity and environmental justice.
- Evaluate implementation of these plans and policies in the Program EIR.

# STAY CONNECTED!



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- Downloadable PDF Map: [hla.fyi/PreferredAltPDF](http://hla.fyi/PreferredAltPDF)
- Watch for future public meetings: **Planning Commission workshop on March 18th, 2021 & Early April for CEQA Environmental Review Kick-Off**

THANK YOU!

